

Application ref: 2023/0252/P
Contact: Fast Track TY
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Date: 8 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2nd Floor
1 Stephen Street
London
W1T 1AL

Proposal:

Alterations to 2 windows on each of the southeast and southwest elevations at 2nd floor level and 4 windows on the northwest elevation to provide ventilation louvres and replacement glazing in existing window openings.

Drawing Nos: (SS2-ORM-00-02-DR-A-)12001-C01, 12701-C01, 12700-C02, 12702-C02, 12703-C01; (SS2-ORM-01-02-DR-A-)12102-C01, 12202-C01; (SS2-ORM-01-NW-DR-A-)12501-C01, 12601-C02; (SS2-ORM-01-SW-DR-A-)12502-C02, 12602-C02; (SS2-ORM-01-SE-DR-A-)12503-C01, 12603-C01; Cover Letter from DP9 Ltd. dated 12/01/2023.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (SS2-ORM-00-02-DR-A-)12001-C01, 12701-C01, 12700-C02, 12702-C02, 12703-C01; (SS2-ORM-01-02-DR-A-)12102-C01, 12202-C01; (SS2-ORM-01-NW-DR-A-)12501-C01, 12601-C02; (SS2-ORM-01-SW-DR-A-)12502-C02, 12602-C02; (SS2-ORM-01-SE-DR-A-)12503-C01, 12603-C01; Cover Letter from DP9 Ltd. dated 12/01/2023.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting planning permission.

A small amount of glazing would be removed from a number of existing window openings in order to accommodate the installation of ventilation louvres and a replacement pane of glass on each of the elevations at 2nd floor level. The louvres would have a surrounding metal frame to match the appearance of existing windows.

It is noted that similar alterations have taken place in the past on other floors (previously approved under planning permission ref. 2015/2374/P) and were also approved, but not implemented, under approval ref. 2018/4673/P.

Given the design, scale and siting of the louvres and replacement glazing, the proposal would have no significant impact on the character and appearance of either the host building or the streetscene, and as such, are acceptable in design terms.

The proposal is not considered to have any adverse impact on the amenity of the nearest residential occupiers given the minor nature of the proposal and building size.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer