

Application ref: 2021/1534/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Davies Architects
28 Elliott Square
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NW3 3SU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**48 Delancey Street
London
NW1 7RY**

Proposal:

Enlargement of Ground Floor rear infill extension. Assicoated internal alterations at First Floor including widening of a doorway and relocation of bathroom and utility cupboard (updated)

Drawing Nos: Existing GF Plan_DEL-EX-GA-02A; Existing 1F and 2F Plan_DEL-EX-GA-03; Existing Elevations_DEL-EX-GA-05; Existing Section A_DEL-EX-GA-06; Proposed 1F and 2F Plan_DEL-PL-GA-03B; Proposed GF Plan_DEL-PL-GA-02A; Proposed Elevations_DEL-PL-GA-05; Proposed Section A_DEL-PL-GA-06

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:

Existing GF Plan_DEL-EX-GA-02A; Existing 1F and 2F Plan_DEL-EX-GA-03;
Existing Elevations_DEL-EX-GA-05; Existing Section A_DEL-EX-GA-06;
Proposed 1F and 2F Plan_DEL-PL-GA-03B; Proposed GF Plan_DEL-PL-GA-02A;
Proposed Elevations_DEL-PL-GA-05; Proposed Section A_DEL-PL-GA-06

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application building at 48 Delancey Street Grade II on the National Heritage List for England (No. 1067393), it is also located in the Camden Town Conservation Area. The property is located on the north side of Delancey Street centrally in the terrace of 11 mid-19th century houses. It is three stories with a self-contained basement level flat, and of yellow stock brick construction with stucco ground floors and moulded architraved joinery. In 2014 consent was granted for the construction of a mansard roof addition, rear first floor closet wing extension, and ground floor and basement glazed infill extensions (2014/7172/P).

The subject application and associated Listed Building Consent seeks to further extend the ground-floor glazed infill and make internal alterations at First Floor, including the widening of a doorway and relocation of bathroom and utility cupboard.

The proposal has been amended during the course of the application to omit parts of the scheme in order to better preserve the special interest of the Grade II Listed Building. This included omitting the further enlargement of Ground Floor and First Floor openings.

The contemporary glazed ground floor infill will be extended a further 600mm to align with the rear elevation of the existing closet wing and will be detailed to match the existing structure. It is therefore considered that the extension would retain legibility as a later addition, not involve the loss of additional historic fabric and will remain subservient when viewed in context with listed host building.

Given the modest nature of the extension, that will not exceed 600mm in length or increase in height, it is considered that the works would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

Works to the planform at first floor will restore this level to a more traditional configuration with the relocation of the bathroom to the rear closet wing and restoration of a more traditional door configuration between the front and rear rooms. There will be no alteration to the front façade of the building and the character and appearance of the Camden Town Conservation Area will therefore be retained. It is therefore considered that there will be no harm posed to the special architectural and historic interest of the Listed Building or the character and appearance of the Camden Town Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby an objection was received from the Camden Town Conservation Area Advisory Committee. This objection was formally withdrawn 13 December 2021 as amendments to the plans omitted the highlighted areas of concern.

The site's planning history have been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-householder-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