

Application ref: 2023/3756/P
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Date: 28 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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ARQIS Studio Ltd
86-90 Paul Street
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EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Flat C
Boscastle Road
London
NW5 1EG

Proposal:

External alterations to existing building to add new steel patress plates to front elevation, and new window to the side elevation (retrospective)

Drawing Nos: BRC - 001, rev A; BRC - 002; BRC - 003, rev A; Design and Access Statement prepared by Arqis Studio, dated 18/12/2023; Structural Report prepared by Harrison Shortt Structural Engineers Ltd., reference 2457_Report 02_A

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- BRC - 001, rev A; BRC - 002; BRC - 003, rev A

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 of the London Borough of Camden Local Plan 2017.

- 4 The second floor side window hereby approved shall be fitted with obscure glass and shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal seeks retrospective planning permission for the installation of six steel patress plates to the front elevation of the building. Five of the plates are positioned in a consecutive arrangement underneath the existing two second floor windows, with one larger plate being oriented horizontally alongside the right-side window. In addition, a new obscure glazed window would be inserted on the building's side elevation at second floor level.

The installation of the plates were required to remediate structural defects and stabilise the building's front façade.

The pattress plates are positioned in a coherent manner and finished in a dark, recessive colour to minimise their prominence to the street. Further, the benefits of stabilising the building through the installation of the plates, has been considered in the assessment of the application, against the less than substantial harm to the conservation area.

The second floor, side window, would be finished with a white colour frame to match the existing windows, is modest in scale and located sufficiently far down the narrow side passage so as to not affect the significance of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The window would be constructed with obscure glazing, to avoid overlooking into the adjacent facing dwelling.

One objection was received from the neighbouring property, who asserts that the plates should be positioned on the building's side elevation, as this approach would be more in keeping with the conservation area. The applicant's structural report has identified the need to install the plates on the building's front elevation. Notwithstanding, adverse impacts to the conservation area are considered to be acceptable as discussed above.

The planning history of the site has been taken into account when coming to this decision.

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

- 2 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.
- 3 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer