

Application ref: 2023/0906/P  
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Date: 31 January 2024

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Designated Contractors Ltd  
46 Great Marlborough Street  
London  
W1F 7JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**17, 25 and 27 Ferdinand Street**  
**London**  
**NW1 8EU**

Proposal:  
Installation of raised platforms (balconies) to the first to fourth floor on the eastern elevation of no.27 and installation of 2x terraces on the 2nd and 3rd of no.25 Ferdinand Street.

Drawing Nos:  
221210-A(GA)100; 221210-A(GA)105; 221210-A(GA)110; 221210-A(GA)120; 221210-A(GA)130; 221210-A(GA)140; 221210-A(GA)150; 221210-A(GA)301; 221210-A(GA)302; 221210-A(GA)303; 221210-A(GA)401; 221210-A(GA)402; 221210-A(GA)403 and 221210-A(GA)700 and Daylight/Sunlight report commissioned by Right of Light Consulting Chartered Surveyor dated 9th January 2024.

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:

221210-A(GA)100; 221210-A(GA)105; 221210-A(GA)110; 221210-A(GA)120; 221210-A(GA)130; 221210-A(GA)140; 221210-A(GA)150; 221210-A(GA)301; 221210-A(GA)302; 221210-A(GA)303; 221210-A(GA)401; 221210-A(GA)402; 221210-A(GA)403 and 221210-A(GA)700 and Daylight/Sunlight report commissioned by Right of Light Consulting Chartered Surveyor dated 9th January 2024.

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 permission:

The proposed balconies would provide outdoor amenity space for the previously approved self-contained residential units. No new residential floor area is proposed. Flat nos. 5 and 7 would have their Juliet balconies replaced with roof terraces. Flats nos. 6 and 8 would have a new roof terrace, and nos. 11, 13, and 16 would all benefit from new external amenity spaces, whilst balconies of flats 18 and 19 would be replaced with new terraces.

The proposed platforms/balconies would be constructed using between three to four vertical steel columns between the ground and third floors, and enclosed with steel railings painted black which matches the existing balconies elsewhere on the building. Whilst some of the existing windows would be replaced with new external doors, the proposed doors would match the design of the windows being replaced and would be identical to the approved door of the existing terrace at first floor level.

The proposed platforms/balconies are considered to be subservient to the host building and the increased in bulk on the eastern elevation would not be harmful to the character and appearance of the host building. The terrace proposed on the east elevation are also considered acceptable in design and appearance. Overall, the proposal is considered appropriate in design terms and given the building's set back location from Ferdinand Street and the terraces limited visibility from the public realm.

A daylight/sunlight report was requested to analyse the potential impact the proposal would have on flats 3, 5, 8, 11, 13, 16, 18 & 19 in providing its future occupiers with adequate levels of natural light. The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the

distribution of daylight within a room, and applied to habitable rooms such as living rooms and bedrooms. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small and is solely used for cooking purposes, then the accepted practice is to treat the kitchen as a non-habitable room.

The report concluded that all habitable rooms tested meet the BRE minimum illuminance recommendations, with the exception of 6 rooms and 6 of the total 16 rooms tested fall short of their Daylight Factor targets. However, all dwellings tested have at least one habitable room window which faces within 90 degrees of due south. All dwellings tested also have a habitable room which receives a total of at least 1.5 hours of sunlight on 21 March. Officers consider that this balanced with the provision of new amenity space the proposal is considered as acceptable.

- 2 Given the modest increase in bulk of the proposed extension, the proposed terraces would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 3 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).
- 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](http://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 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.

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 2023.

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