

Application ref: 2023/4349/P
Contact: Daren Zuk
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Date: 19 June 2024

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

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www.camden.gov.uk/planning

ME Architects
Sopers House
Sopers Road
Cuffley
EN6 4RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Steele's Road
London
NW3 4RE

Proposal:

Proposed exterior alterations including installation and relocation of air bricks; replacement of two windows with one large window at front; and removal of downpipes.

Drawing Nos: Existing Drawings:

101, 102, 103, 104, 110, 111, 112, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346_01, 346_02, 347_01, 347_02, 348_01, 348_02, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 01, 410 rev 01, 411 rev 01, 412 rev 01, 413, 414 rev 01, 415, 416_01, 416_02,

Proposed Drawings:

201 rev 04, 202 rev 07, 203 rev 08, 204 rev 04, 221 rev 02, 222 rev 01, 223, 224, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 02, 410_01 rev 02, 410_02 rev 02, 411 rev 01, 412 rev 01, 413 rev 01, 414 rev 01, 415 rev 01, 416 rev 01, 420, 421, 422_01, 422_02, 423_01, 423_02, 424_01, 424_02, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08 rev 1, Location Plan, Design and Access Statement (prepared by ME Architects, dated September 2023), Heritage Statement (prepared by Heritage Information Ltd., dated October 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:

Existing Drawings:

101, 102, 103, 104, 110, 111, 112, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346_01, 346_02, 347_01, 347_02, 348_01, 348_02, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 01, 410 rev 01, 411 rev 01, 412 rev 01, 413, 414 rev 01, 415, 416_01, 416_02,

Proposed Drawings:

201 rev 04, 202 rev 07, 203 rev 08, 204 rev 04, 221 rev 02, 222 rev 01, 223, 224, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 02, 410_01 rev 02, 410_02 rev 02, 411 rev 01, 412 rev 01, 413 rev 01, 414 rev 01, 415 rev 01, 416 rev 01, 420, 421, 422_01, 422_02, 423_01, 423_02, 424_01, 424_02, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08 rev 1, Location Plan, Design and Access Statement (prepared by ME Architects, dated September 2023), Heritage Statement (prepared by Heritage Information Ltd., dated October 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed works to the exterior of the Grade II listed building comprise installation and relocation of air bricks, removal of downpipes, and the replacement of two windows with one large window along the front elevation. Proposed interior alterations have been assessed under parallel listed building consent ref. 2023/4969/L.

The relocation of air bricks and removal of downpipes are considered minor in scope and scale and are not considered to harm the character or setting of the listed building nor that of the wider Conservation Area. The installation of air bricks will prevent the interior of the building from becoming damp, which is welcomed. The replacement of two asymmetrical windows with one large one along the front elevation is considered acceptable in size and design and will not harm the character or setting of the listed building.

Due to the scale and scope of the proposed works, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

The Eton CAAC was consulted and did not object to the proposed works. No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to 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 Eton 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, A2, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with 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.

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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer