

Application ref: 2023/5148/P
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Date: 20 June 2024

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Ken Duncan Ltd
2 Glen Royal
Glenburn Road
Rothesay
Argyle & Bute
PA20 9JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Colville Place
London
W1T 2BN

Proposal:
Removal of opaque glass blocks and insertion of glazed lightwell grille window in pavement.

Drawing Nos: 76735-SF-01; 76735-SF-02; 76735-SF-03; 76735-SF-04 Rev A; 76735-SF-10 Rev A; 76735-SF-11 Rev A; 76735-SF-12 Rev A; Heritage Design Statement dated 03 November 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: 76735-SF-01; 76735-SF-02; 76735-SF-03; 76735-SF-04 Rev A; 76735-SF-10 Rev A; 76735-SF-11 Rev A; 76735-SF-12 Rev A; Heritage Design Statement dated 03 November 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of proposed glazed lightwell grille materials, finish and method of fixing; and

- b) Plan, elevation and section drawings of proposed glazed lightwell grille at a scale of 1:10.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 application site comprises a three-storey house built around 1766 that became a shop at some point, eventually being fitted with an early 19th century shopfront. The list description notes that this shopfront was then "altered for domestic use", an event that the heritage statement suggests might have occurred about 70 years ago. The building was eventually listed in 1974.

The building itself and the adjoining properties, Nos. 14 and 16, are grade II Listed Buildings and form part of the Charlotte Street Conservation Area.

Following officers' concerns, the proposal has been amended during the course of the application to omit the replacement of the ground floor window.

The existing opaque glass blocks on the pavement in front of the property would be removed and replaced with a new glazed grille. A condition requiring details of this back-glazed grating has been added to this decision.

The application has been advertised in the press and by means of a site notice. The Charlotte Street CAAC was consulted and raised an objection with regard to the front window. A further 2 objections were also received, however they all related to elements of the proposal which have been removed from the application. No objections were raised with regard to the removal of the opaque glass blocks and the insertion of a glazed lightwell grille.

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

The proposal would not harm the special interest of the listed building, the setting of the wider listed buildings or the character and appearance of Charlotte Street Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to 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 (ERR) 2013.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

As such, the proposed development is in general accordance with policies A1, 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-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer