

Application ref: 2024/2100/P
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Date: 17 July 2024

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

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www.camden.gov.uk/planning

ECE Architecture Limited
76 Great Suffolk Street
London
SE1 0BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Charlie Ratchford Centre
Belmont Street
London
NW1 8HF

Proposal:
Installation of emergency beacon and low level wall washer light to each resident balcony.
This follows the previous planning permission 2020/5063/P dated 05/11/2021 which granted approval for the whole scheme.

Drawing Nos: Location Plan; OWALL2W Data Sheet; Belmont Street - Planning Cover Letter 240515; LD504-ECE-ZZ-ZZ-PL-A-2000; LD504-ECE-ZZ-ZZ-PL-A-2001; LD504-ECE-ZZ-ZZ-PL-A-2002; LD504-ECE-ZZ-ZZ-PL-A-2003; LD504-ECE-ZZ-ZZ-PL-A-2004; LD504-ECE-ZZ-ZZ-PL-A-2005; LD504-ECE-ZZ-ZZ-PL-A-2006; LD504-ECE-ZZ-ZZ-PL-A-2007; LD504-ECE-ZZ-ZZ-SK-A-0028

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:

Location Plan; OWALL2W Data Sheet; Belmont Street - Planning Cover Letter 240515; LD504-ECE-ZZ-ZZ-PL-A-2000; LD504-ECE-ZZ-ZZ-PL-A-2001; LD504-ECE-ZZ-ZZ-PL-A-2002; LD504-ECE-ZZ-ZZ-PL-A-2003; LD504-ECE-ZZ-ZZ-PL-A-2004; LD504-ECE-ZZ-ZZ-PL-A-2005; LD504-ECE-ZZ-ZZ-PL-A-2006; LD504-ECE-ZZ-ZZ-PL-A-2007; LD504-ECE-ZZ-ZZ-SK-A-0028

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 Reasons for granting permission

The application site is a residential development which is owned by Camden Council and forms part of the Community Investment Programme (CIP). The original application (2020/5063/P), secured a condition ensuring 'no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings'. This application seeks to place emergency and low level lights on the building.

Overall the design impact is relatively small, these items are small attachments to the external face of the building for each apartment however will have an imperceptible impact on the design and character of the building.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. In terms of light spill, there may be an increase in light however these lights will not be on continuously, only used for occupants using the amenity space during night time hours and emergency. They are also 'low level' lights which means the impact of light spill is further mitigated.

The planning history of the site was taken into account when coming to this decision. No objections were received following statutory consultation.

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.

- 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 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