

Application ref: 2024/4382/P
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ABP Architectural Services Ltd
56 Buttercup Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

194 Shaftesbury Avenue
London
WC2H 8JP

Proposal:

Details required by condition 4 (materials) of planning permission 2022/3228/P granted on 20/09/2022 for "Use of ground floor as Class E (cafe), change of use of lower ground and 1st - 3rd floors to serviced apartments (Class C1) and erection of rear dormer extension on rear roofslope and replacement lower ground and ground floor rear extension with lower ground floor rear courtyard".

Drawing Nos:

Cover Letter (prepared by ABP Architectural Services, dated 08/10/2024); P-1; P-2
Rev A; P-3.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving details:

Condition 4 of planning permission 2022/3228/P granted on 20/09/2022 requires the following details to be submitted, approved, and implemented thereafter:

- a) materials, sections and elevations at 1:50 of the dormer window, which

- shall be timber framed;
- b) bricks for the lower ground/ground floor rear extension.

For part (a), a drawing has been submitted (P-1) showing a zinc dormer with a white painted timber sash window. A 1:10 drawing (P-3) of the elevation and section of the dormer has also been submitted. The size, design, materials and constructional details of the proposed rear dormer are considered to be sympathetic to the existing building and the Conservation Area. They would therefore comply with the Council's policies for design (D1) and heritage (D2).

For part (b), dark yellow stock bricks by Windsor Reclamation (in a Flemish bond) are proposed. These would match the existing bricks to the rear of the building and are therefore acceptable and in line with the condition requirements, and would be considered to preserve the character and appearance of the Conservation Area.

The Council's Conservation Team has reviewed the submitted details and confirmed that the character and appearance of the Conservation Area would be preserved. As such, the condition can be fully discharged.

The full impact of the proposed development has already been assessed as part of application 2022/3228/P.

As such, the submitted details are sufficient to discharge condition 4 and the proposal would comply with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposals also comply with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Please note that condition 6 of planning permission 2022/3228/P (approval of flue / mechanical plant) remains outstanding and requires details to be submitted and approved prior to primary cooking of food at the site commencing.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer