

Mr Simon Lanyon-Hogg
Lanyon Hogg Architects Ltd.
3 Hill House Close
Winchmore Hill
London
N21 1LG

Application Ref: **2014/3833/P**
Please ask for: **Neil Collins**
Telephone: 020 7974

24 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
59 Birkenhead Street
London
WC1H 8BB

Proposal:
Mansard roof extension; excavation of floor level of existing basement vault below pavement; replacement roof and bi-folding doors to existing rear extension at ground floor level; excavation and alteration to provide a Jacuzzi in the rear garden; replacement stairs to front lightwell; and replacement front door and windows.

Drawing Nos: LHA-517.51; LHA-517.52 Rev A; LHA-517.53 Rev A; LHA-517.54 Rev A; LHA-517.55 Rev A; LHA-517.56

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:

LHA-517.51; LHA-517.52 Rev A; LHA-517.53 Rev A; LHA-517.54 Rev A; LHA-517.55 Rev A; LHA-517.56

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All works, finishes and making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless otherwise shown on the drawings or other documentation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, stairs, railings and gates; and

b) Manufacturers specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The applicant is advised that it will be necessary to make contact with the Council's Highways Department and relevant service providers (such as Thames Water) to ensure that the works within the vaults will not cause any harm to existing services or to the public highway.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment