

Mr Glyn Emrys
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2015/1486/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

8 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Jeffrey's Place
London
NW1 9PP

Proposal:
External alterations to flats (approved under ref: 2015/0232/P) including replacement of all windows and doors and removal of existing roof lights to create two courtyards at rear.

Drawing Nos: 1422-0100-AP-100 Rev. P01, 1422-0100-AP-101 Rev. P01, 1422-0100-AP-102 Rev. P01, 1422-0100-AP-103 Rev. P01, 1422-0100-AP-104 Rev. P01, 1422-0100-AP-105 Rev. P01, 1422-0100-AP-106 Rev. P01, 1422-0200-AP-101 Rev. P01, 1422-0200-AP-102 Rev. P01, 1422-0200-AP-103 Rev. P01, 1422-0200-AP-104 Rev. P01, 1422-0300-AP-101 Rev. P02, 1422-0400-AP-101 Rev. P02, 1422-0400-AP-102 Rev. P02.

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1422-0100-AP-100 Rev. P01, 1422-0100-AP-101 Rev. P01, 1422-0100-AP-102 Rev. P01, 1422-0100-AP-103 Rev. P01, 1422-0100-AP-104 Rev. P01, 1422-0100-AP-105 Rev. P01, 1422-0100-AP-106 Rev. P01, 1422-0200-AP-101 Rev. P01, 1422-0200-AP-102 Rev. P01, 1422-0200-AP-103 Rev. P01, 1422-0200-AP-104 Rev. P01, 1422-0300-AP-101 Rev. P02, 1422-0400-AP-101 Rev. P02, 1422-0400-AP-102 Rev. P02.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of external alterations to the existing building including the replacement of windows and doors as well as the removal of existing roof lights to create two courtyards at ground level. The original submission proposed new windows which would have similar appearance and fenestration as the existing and the front elevation would be symmetrical. Revised drawings were received with alternative Georgian square warehouse window design which replicates the original historic window pattern. It is considered that the proposed windows would preserve the characters of the conservation area. New steel entrance doors would replace the existing doors on the front and rear elevations. New bin store would be provided behind the middle doors. At the rear two courtyards would be created after the removal of existing roof lights. The two courtyards would not be visible from the public realm and they would be located behind the 3.6m high walls which are approximately 30cm higher than the existing rear walls. New steel doors would be installed facing the courtyards and the new walls surrounding the courtyards would be white painted brickwork. It is considered that the proposed works would respect the character and appearance of the existing building and the Jeffrey's Street Conservation Area. The proposal is acceptable and in general compliance with the advice in CPG1. It is considered that the proposal would not impact on residential amenity.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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 Noise and Licensing Enforcement Team, 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.

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