

Mr Jonathan McDermott  
Town Planning Expert  
The Sanderson Centre  
15 Lees Lane  
Gosport  
Hampshire  
PO12 3UL

Application Ref: **2015/2689/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

16 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**The Cottage**  
**18 Monmouth Street**  
**London**  
**WC2H 9HB**

Proposal:

Replace conservatory roof, new bay window, French doors and Juliette balcony at first floor level and 2 x rooflights, sunpipe and chimney at roof level.

Drawing Nos: Site Location Plan (Ref. L (-- 01); L (0-) 03A; L (0-) 07A; L (2-) 02A; L (2-) 05A; L (2-) 08A; L (2-) 07A; L (2-) 06A; L (2-) 04A; L (2-) 03A; L (2-) 01A; L (0-) 08A; L (0-) 6A; L (0-) 05A; L (0-) 04A; L (0-) 02A; L (0-) 01A; L (31) 01; Design and Access Statement; Appendix A; Building Regulations Specification

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 policies 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; Site Location Plan (Ref. L (-- ) 01); L (0-) 03A; L (0-) 07A; L (2-) 02A; L (2-) 05A; L (2-) 08A; L (2-) 07A; L (2-) 06A; L (2-) 04A; L (2-) 03A; L (2-) 01A; L (0-) 08A; L (0-) 6A; L (0-) 05A; L (0-) 04A; L (0-) 02A; L (0-) 01A; L (31) 01; Design and Access Statement; Appendix A; Building Regulations Specification

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to install a new roof to the conservatory, new bay window, French doors and Juliette balcony at first floor level, and 2 rooflights, sunpipe and chimney to the roof are considered acceptable, in terms of their location, scale, materials and design.

Proposals to replace the existing sloped roof to the conservatory with a hipped roof are minor in nature and would have limited visual impact as the pitch of the proposed new roof is only marginally higher than the slope of the existing. Similarly, the proposed changes to the first floor fenestration, namely to create a bay window and Juliette balcony with French doors, are considered to have a limited impact on the character and appearance of the host building, and the setting of the Grade II listed buildings in its immediate vicinity. The proposed bay window and Juliette balcony are appropriate in terms of their scale, and are of a simple design in keeping with the character of the Seven Dials conservation area.

Given the affected conservatory roof and fenestration sit within an internal courtyard, the proposals will have no impact on the public realm.

There are limited views of the courtyard from the rear windows of 16-18 Monmouth Street, however given the modest scale of development, the proposal would not detrimentally affect the visual amenity of these neighbouring occupiers.

Alterations to the roof, namely to introduce 2 rooflights, a sunpipe and chimney are also acceptable as details comply with the Council's policies and guidance for

design alterations and changes would not be visible from the public realm or neighbouring properties.

Alterations to the conservatory roof, main roofslopes and flat roof would have no impact on the amenity of neighbouring properties. Similarly, due to the size and location of the proposed fenestration, and the fact that there are existing openings in identical positions, the proposed works to install a bay window and Juliette balcony with French doors would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of special architectural or historic interest, in addition to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 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 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment