

Mr Fred Woodrow  
Chase & Partners LLP  
Highlight House  
57 Margaret Street  
London  
W1W 8SJ

Application Ref: **2015/4583/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 3**  
**21 John Street**  
**London**  
**WC1N 2BF**

Proposal: New double glazed Crittall door to provide access to rear terrace in the same style as existing doors and windows.

Drawing Nos: 15.7015.00/DSK 01A, 15.7015.00/DSK 02A, site location plan received 10/08/2015, Design and Access Statement v.1 received 10/08/2015 and Planning Statement dated July 2015.

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: 15.7015.00/DSK 01A, 15.7015.00/DSK 02A, site location plan received 10/08/2015, Design and Access Statement v.1 received 10/08/2015 and Planning Statement dated July 2015.

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

#### Informative(s):

- 1 Reasons for granting permission:

The installation of a new external door to provide access to the roof terrace at third floor level is considered acceptable by virtue of its design, size and location. The proposed double-glazed Crittal door would be the same height, style and material as the existing external door and would match the style of the existing windows and doors of the rest of the host building to ensure that it is a sympathetic addition that reflects the existing art-deco style. The door would not be visible from the surrounding street level, and is in keeping with the age and style of the host building. The proposal is therefore considered to preserve the special architectural and historic character of the host building, as well as the character and appearance of the wider Conservation Area.

The proposal would not give rise to any impact on the amenity of neighbouring properties.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses 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 development is 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, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 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).

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