

Mr Luke Tozer
Pitman Tozer architects
117 Great Western Studios
65 Alfred Road
London
W2 5EU

Application Ref: **2015/4963/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

28 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32-33 Doughty Street
London
WC1N 2AA

Proposal:
Replacement of window from existing bathroom facing front lightwell with door in same position, installation of damp proofing membrane to some of the front pavement vaults

Drawing Nos: (1230/)PL01 Rev F; PL02 Rev E; PL03 Rev D; PL04; DEM01 and Design Access, Heritage and Planning Statement dated 29/08/2015.

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 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 (1230/)PL01 Rev F; PL02 Rev E; PL03 Rev D; PL04; DEM01 and Design Access, Heritage and Planning Statement dated 29/08/2015.

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

Informative(s):

- 1 Reasons for granting permission.

The works would retain the form and fabric of the vaults and damp proof them using a suitable method which would not trap water inside. One of the vaults would remain un-damp proofed to allow its original brickwork to be appreciated and recognised. Historic stone shelves within one of the vaults are to be retained and used as a cupboard with the brick works surrounding the shelves altered, thereby retaining their setting. The works to the external doors would preserve the special interest of the listed building and character and appearance of the Bloomsbury Conservation Area.

Overall, the proposal is considered to preserve the building's special architectural and historic interest and would not result in the loss of original or historic fabric nor would the proposal affect the integrity of the building.

Due to the nature of the proposal, it would not cause any harm to the living conditions of adjoining neighbours by way of a loss of light, outlook, sense of enclosure or privacy.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 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



Ed Watson
Director of Culture & Environment