

Mr. Peter Short  
Project 5 Architecture LLP  
8 Waterson Street  
London  
E2 8HL

Application Ref: **2015/5782/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

4 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**21 Ampton Street**  
**London**  
**WC1X 0LT**

Proposal:  
External alterations to lower maisonette including replacement of front and rear doors at basement level, replacement rooflight and integrated satellite dish, television and radio aerials at rear roof level.

Drawing Nos: 6214-AS21-D&A Design, Access & Heritage Statement, 6214-AS21-BLOCKPLAN, 6214-AS21-OSmap, 6214-AS21-E01, 6214-AS21-E02, 6214-AS21-E03, 6214-AS21-E04, 6214-AS21-E05, 6214-AS21-E06, 6214-AS21-E08, 6214-AS21-P01, 6214-AS21-P02, 6214-AS21-P03, 6214-AS21-P04, 6214-AS21-P05A, 6214-AS21-P06 and 6214-AS21-P08.

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:

6214-AS21-D&A Design, Access & Heritage Statement, 6214-AS21-BLOCKPLAN, 6214-AS21-OSmap, 6214-AS21-E01, 6214-AS21-E02, 6214-AS21-E03 6214-AS21-E04, 6214-AS21-E05, 6214-AS21-E06, 6214-AS21-E08, 6214-AS21-P01, 6214-AS21-P02, 6214-AS21-P03, 6214-AS21-P04, 6214-AS21-P05A, 6214-AS21-P06 and 6214-AS21-P08.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed basement level doors on the front and rear elevation and replacement rooflight are considered acceptable in terms of materials and design. The width of the timber door frame on the rear elevation is relatively thick however given that the door would be a replacement of a non-original door it would not be considered harmful to the character or appearance of the building. The use of timber framed doors is a sympathetic material to the host building. The proposed replacement rooflight, satellite dish, tv and radio aerials at rear roof level shall would not be visible from the public realm and are deemed acceptable at this location.

There are no concerns regarding impact on residential amenity as the new doors would replace existing doors at this level and would therefore not result in any additional overlooking to neighbouring properties.

No objections have been received in relation to the proposal. The site history and appeals have been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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 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 consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

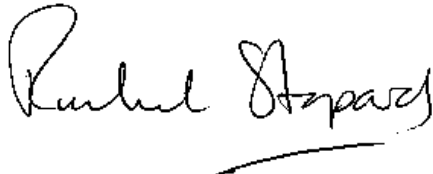
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Director of Culture & Environment