

Ms Louise Turley  
FT Architects Ltd  
FT Architects Ltd  
Hamilton House  
London  
WC1H 9BB

Application Ref: **2016/5777/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

13 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**18 Northington Street**  
**London**  
**WC1N 2NW**

Proposal:

Alterations to rear of ground/lower ground floor flat (C3) including replacement of no.2 windows with doors; removal of metal stair; installation of GF balcony and railings to enclose lightwell; associated alterations.

Drawing Nos: (Prefix: 335\_00\_): 01, 02, 03; (Prefix: 335\_10\_): 01 rev A, 02, 03 rev A;  
Design and Access Statement dated Aug 2016.

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: (Prefix: 335\_00\_): 01, 02, 03; (Prefix: 335\_10\_): 01 rev A, 02, 03 rev A; Design and Access Statement dated Aug 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the rear fenestration, ground floor terrace, stairs and balustrading would cause minimal impact to the overall appearance of the building; are of an appropriate design by virtue of their size, material, colour and finish and would not lead to any disruption to the composition of the rear elevation of the host dwelling or pair of dwellings. It is therefore not considered that the proposed works would harm the character and appearance of the host dwelling, row of dwellings or streetscene.

Due to their highly concealed siting to the rear of the property, enclosed to the side and rear by tall boundary walls of the school and no.16; the proposed works would not be publicly visible from any point. The works would be visible from a select number of private views (i.e. from the rear garden of no.20 as well as the facing windows of the residential block to the West) however due to their detailed design and limited visibility it is considered that the proposed development would preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the siting and design of the proposed alterations, the residential amenities of adjoining neighbours would not be significantly harmed in terms of loss of light, outlook, enclosure, noise, light spill or privacy.

No objections have been received in response to public consultations. The site's planning history was taken into account when coming to this decision. Considerable importance and weight has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; the National Planning Policy Framework 2012.

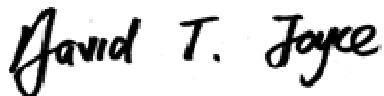
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce  
Executive Director Supporting Communities