

Mr Gideon Purser
Chris Dyson Architects LLP
74 Commercial Street
London
E1 6LY

Application Ref: **2017/0786/P**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

20 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
51 Sidmouth Street
London
WC1H 8JX

Proposal: Replacement of front doors at ground and basement levels; installation of lightwell access stair; installation of security bars to windows within front lightwell and to the side elevation; replacement of non-original metal railings; and replacement of path tiles with a chequerboard pattern.

Drawing Nos: Site Location Plan 0354-A-0010-00; 0345-A: -0100-00, 1000-02, -1100-02, -1200-03, 1400-01, -1401-00, -1402-00; Design, Access & Heritage Statement prepared by Chris Dyson Architects.

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 if in CA] 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 0354-A-0010-00; 0345-A: -0100-00, 1000-02, -1100-02, -1200-03, 1400-01, -1401-00, -1402-00; Design, Access & Heritage Statement prepared by Chris Dyson Architects.

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

Informative(s):

- 1 Reasons for granting permission.

51 Sidmouth Street is four storey terraced house original built 1807-1818, listed as a group with at Grade II with nos. 53 and 55. The property lies within the Bloomsbury Conservation Area.

The proposals involve the replacement of the non-original front doors at ground and basement levels, the installation of a new lightwell access stair, the installation of window bars to basement windows within front lightwell and to side elevation and the replacement of non-original metal railings with finial spear heads to match existing and path tiles with a chequerboard pattern.

The installation of a new lightwell access stair, using the existing gateway within the railings, is acceptable. The replacement of the front door, railings and path tiles are considered to be of an appropriate design and materials and would enhance the character and appearance of the host building and the Bloomsbury Conservation Area. The installation of cast iron security bars to the basement window within the front lightwell and side elevation is considered to be justified by the desire to improve security. The proposals are considered to preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and 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 proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

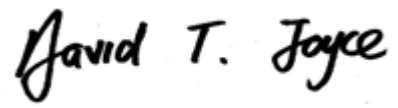
- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 4 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, 5 Pancras Square, London N1C 4AG (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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning