

Mr Donald Matheson
Matheson Whiteley
38-50 Pritchards Road
London
E2 9AP

Application Ref: **2017/3361/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

7 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
26 Orde Hall Street
London
WC1N 3JW

Proposal: Replacement of existing rear side door with new timber framed door and installation of rear side timber framed window in new opening.

Drawing Nos: 100, 101A, 102A, 111A, 112A; (MW_087_)301A, 302A, 303A, 311A, 312A;
(MW_093_)313B, 400A.

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 101A, 102A, 111A, 112A; (MW_087_)301A, 302A, 303A, 311A, 312A; (MW_093_)313B, 400A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed timber framed window is to be installed at 1st floor level on a side elevation and will provide natural light into a hall landing and stairwell. The new window would be fixed shut and slightly larger than existing side windows within the property but would otherwise match in terms of materials used, colour and design. The window's position would also correspond appropriately with the general alignment of existing windows on the side elevation. The proposed new timber framed side door would be more highly glazed than the existing door it replaces but would otherwise match in terms of materials used, colour, location and frame size. As such, the proposed window and door are considered not to alter the character or appearance of the building or detract from the wider Bloomsbury conservation area, and would be acceptable.

Given the relative heights and positions of the door and window facing a 2-storey high brick wall containing no windows or openings (no. 3 Lamp Office Court, Lamb's Conduit Street) and with limited visibility in both public and private views, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kentish Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

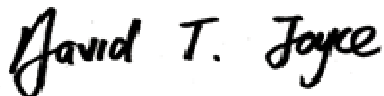
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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
Director of Regeneration and Planning