

Ms Dolores Altaras  
Altaras Architecture Ltd  
41 High Street  
Barkway  
Royston  
SG8 8EA  
United Kingdom

Application Ref: **2017/2441/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

25 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**32-34 Swinton Street**  
**London**  
**WC1X 9NX**

Proposal: Installation of render surround to door at ground floor front elevation and backlit name plaque. Installation of replacement ground floor, side elevation door.

Drawing Nos: OS, MF/SW/VC02B and MF/SW/VC03.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS, MF/SW/VC02B and MF/SW/VC03.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed door and surround is consistent with properties along this side of Swinton Street and would be a sympathetic alteration to the property. The plaque is also considered a modest addition in size and siting next to the door. The proposed side elevation door is to replace an existing door in the west facing elevation. The door sits behind the high front boundary wall and would not be visible from the street. Overall, the proposed design is considered acceptable.

The proposal does not cause any harm in terms of impact on neighbours amenity given it does not add any additional bulk or glazing and would not cause loss of light, outlook or privacy. Very minimal light would be emitted from the plaque.

A press notice and site notice were displayed and no objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision.

Special attention 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 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 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 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).

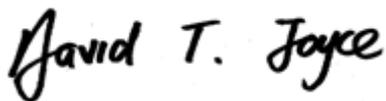
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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