

Application ref: 2017/3820/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 26 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Chamberlain Street
LONDON
NW1 8XB**

Proposal:

Conversion of rear lightwell to habitable use including walk on rooflight, replacement sliding doors at rear third floor level, new balustrade/ handrail to third floor rear balcony, new stairs and balustrade to front lightwell, rooflight and addition of Photovoltaic panels to rear dormer roof, new doors to the front vaults and lightwell, alterations and replacement of upper ground floor rear window, new stone floor to front lightwell and rear terrace.

Drawing Nos: Design Statement - Rev 2 (23/04/2018); Proposed Work- Heritage Impact Rev03; Delta Membrane System - BBA 00-3742 Delta-MS500; 2 x Photos; [1221.] 01.01 (-), 01.02 (-), 01.03 (-), 01.04 (-), 01.05 (-), 01.06 (-), 01.07 (-), 01.08 (-), 01.13(I), 01.14(I), 01.15(I), 01.16(I), 01.17(H), 01.18(F), 02.01 (-), 02.02 (-), 02.03 (-), 02.11(D), 02.12(C), 02.13(C), 02.14(D), 02.15(D), 03.01 (-), 03.02 (-), 03.03 (-), 03.11(A), 03.12(C), 03.13(C), 04.13(B), 04.14(A), 04.16(-), 04.17(A), 04.18(-), 04.19(-), 04.20(-), 04.21(-), 04.22(-).

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: Design Statement - Rev 1; Proposed Work- Heritage Impact Rev03; Delta Membrane System - BBA 00-3742 Delta-MS500; 2 x Photos; [1221.] 01.01 (-), 01.02 (-), 01.03 (-), 01.04 (-), 01.05 (-), 01.06 (-), 01.07 (-), 01.08 (-), 01.13(I), 01.14(I), 01.15(I), 01.16(I), 01.17(H), 01.18(F), 02.01 (-), 02.02 (-), 02.03 (-), 02.11(D), 02.12(C), 02.13(C), 02.14(D), 02.15(D), 03.01 (-), 03.02 (-), 03.03 (-), 03.11(A), 03.12(C), 03.13(C), 04.13(B), 04.14(A), 04.16(-), 04.17(A), 04.18(-), 04.19(-), 04.20(-), 04.21(-), 04.22(-).

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

Informative(s):

- 1 Reason for granting permission

The proposal is for external alterations to a Grade II listed mid-19th century property. The proposal has been significantly revised following submission.

The addition of the photovoltaic panels to the rear flat roof of the dormer would further enhance the energy efficiency of the property. Given that there would only be 4 PV panels and their slight angle, they would have limited visibility. The rear dormer is a modern addition that was erected prior to the listing of the property. The replacement of the windows/doors and balustrade would improve the appearance of what is a rather unattractive feature of the overall rear elevation.

The replacement of the current modern stone steps to the front lightwell with a metal stair case with new railings and balustrade would re-introduce a traditional element in terms of design and material. This would improve the appearance of the lower part of the property at street level.

The addition of a glass rooflight covering the rear lightwell would bring the area into a habitable use. The installation of a blind underneath the glazing would assist in minimizing light pollution and thus the impact at the rear.

Overall the proposal would be sympathetic and would improve the physical quality of the property without interfering with the architectural merit of the listed building. The loss of and/or damage to the historical fabric are to be minimal and will not compromise its integrity. The development is considered to be acceptable in terms of size, scale, design, location and materials to be used. It would preserve and

enhance the character and appearance of the host property, the conservation area and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the Primrose CAAC was withdrawn following revisions.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and 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 T. Joyce

David Joyce
Director of Regeneration and Planning