

Application ref: 2017/5935/P
Contact: Tessa Craig
Tel: 020 7974 6750
Date: 22 May 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

Arta Architectural
51 Colney Hatch Lane
Hornsey
London
N10 1LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
7-8 Midford Place
London
W1T 5BG

Proposal:

Variation of condition 3 (approved plans) of planning permission 2017/3651/P dated 25/10/2017, namely to retain a chimney in the rear elevation, move location of terrace access doors at rear second floor, remove bathroom windows at second and third floor to east elevation. The approved AC units are to be moved to the east side of the second floor roof and a new skylight is proposed at second floor.

Drawing Nos: Superseded:

MID P 11 E and MID P 15 C.

Proposed:

MID P 11 L and MID P 15 F.

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 the original planning permission 2017/3651/P dated 25/10/2017.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2017/3651/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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

Daylight and Sunlight Study, Design & Access Statement, MID P 01 B, MID P 02 C, MID P 03 C, MID P 04 C, MID P 05 C, MID P 06 C, MID P 07 C, MID P 14 B, MID P 16 C, MID P 17 C, MID P 08 M, MID P 09 H, MID P 10 H, MID P 11 L, MID P 12 E, MID P 13 D, MID P 15 F, MID P 11 G and MID P 15 C.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle storage details shown in plan 'MID P 08 O' shall be provided in its entirety prior to the first occupation of the premises and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The revised design is for a window in the rear elevation at second floor to be replaced with glazed double doors providing access to the outdoor area. The previously approved access door to the terrace on the east elevation would be

replaced with a window, and two sets of windows proposed to serve the bathrooms would be omitted. The chimney on the west elevation would be retained. The AC units will be relocated to the east side of the second floor roof and a skylight will be installed.

The revised proposal is considered acceptable in design terms, retaining the chimney is supported as this is part of the historic fabric of the building. The new doors are to be timber framed and sympathetic to the main building. The proposed window is consistent in appearance with the existing windows.

The AC units have been previously approved at second floor level. The noise condition (noise to be 10dBA below existing background noise) shall still apply to the revised scheme and the new location is considered acceptable. The proposed rooflight shall be flush with the second floor flat roof and not overly visible due to it sitting and location in the rear of the property.

The proposed amendments do not cause any harm in terms of amenity given they either remove windows (east elevation bathroom windows) or where windows are introduced, there is already glazing at the same level in the existing building. Given no additional floorspace would be added, no loss of light or outlook would occur.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hatton Garden conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies G1, E1, E2, A1, A4, D1, D2, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the Fitzrovia Area Action Plan, 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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