

Application ref: 2018/1331/P  
Contact: Lisa McCann  
Tel: 020 7974 1568  
Date: 13 June 2018

**Development Management**  
Regeneration and Planning  
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Mrs Susie Baddeley  
1 Delancey Studios  
Camden Town  
London  
NW1 7NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Delancey Studios**  
**Camden Town**  
**London**  
**NW1 7NP**

Proposal:  
Installation of new window and door to front elevation of dwellinghouse.  
Drawing Nos: TQRQM18090155352196, Drawing No.5 SJB Section proposed new window, Drawing No.1 SJB Front elevation existing, Drawing No.2 SJB (R1) Front elevation proposed, Drawing No.3 SJB Ground floor plan existing, Drawing No.4 SJB Ground floor plan proposed.

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:

TQRQM18090155352196, Drawing No.5 SJB Section proposed new window, Drawing No.1 SJB Front elevation existing, Drawing No.2 SJB (R1) Front elevation proposed, Drawing No.3 SJB Ground floor plan existing, Drawing No.4 SJB Ground floor plan proposed.

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

Informative(s):

- 1 The proposed door and window to the front elevation of the subject property would appear as proportionate additions. Appropriate materials are proposed which would match the existing timber garage door and the scale and design would respect the context of the host building and site surroundings. The proposal includes incorporating the new door and window into the existing garage door feature with matching materials. This is considered to be a sympathetic design approach which helps to retain the original character of the host dwelling. Further, the proposed window is appropriately sited directly below the existing first floor window whilst matching the design and scale of the existing window. Within this context, it is considered that the proposed development, by virtue of the appropriate materials proposed and sympathetic scale and design of the development, would be in keeping with the character of the host property and would preserve the character and appearance of the surrounding Camden Town Conservation Area.

Due to the minor nature and siting of the proposed works, the proposal would not harm the amenity of adjoining occupiers. The only new openings created is the fenestration within the existing garage door feature which does not give rise to any residential amenity concerns.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 proposal is in general accordance with Policies D1, D2 and A1 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

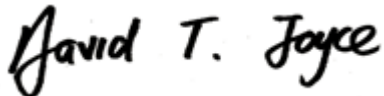
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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