

Application ref: 2018/2927/P  
Contact: Raymond Yeung  
Tel: 020 7974 4546  
Date: 10 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Angus Brown Architects  
Mill Studios  
17b Stour Street  
Canterbury  
CT1 2NR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:

**11 York Way  
London  
N7 9QG**

Proposal:

Installation of render to the side and rear elevations, erection of railing to the second floor rear elevation. Alterations to windows to rear elevation at 2nd and 3rd floor levels from upvc to timber frames. Removal of unauthorised windows to the 1st, 2nd and 3rd floor side elevation, and removal of unauthorised 2nd floor rear canopy. Part removal of unauthorised 2nd floor rear railing (Part-Retrospective).

Drawing Nos: 2585/PR/04B, 2585/PRE/EX/01A, 2585/PRE/EX/0AA,  
2585/PRE/EX/05B 2585/PRE/EX/06A, 2585/PR/03F, Site location plan.

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

2585/PR/04B, 2585/PRE/EX/01A, 2585/PRE/EX/0AA, 2585/PRE/EX/05B  
2585/PRE/EX/06A, 2585/PR/03F, Site location plan.

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

- 3 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the south facing elevation facing Maiden Lane prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 4 Within 3 months of the date of this permission, the cement render shall be painted; DULUX TRADE colour reference: 75GY81/005 as stated within drawing no; 2585/PR/03 Rev F, hereby approved.

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.

#### Informative(s):

- 1 Reasons for granting permission:

The application has been submitted following a planning enforcement case into; 'Cement render to back and side elevations. Installation of upvc windows to side elevation at 1st, 2nd & third floors. Second floor canopy structure and railings.' (Ref: EN18/0277), and as such the application is part-retrospective but also shows the removal of some of the unauthorised works.

New render was applied to the whole of the side and rear elevations of this property. Although the existing rear extension was modern brick the original house is old stocks and this sort of alteration would not usually be granted in a conservation area especially as it is an end of terrace property with a prominent flank elevation. However, neighbouring properties and other properties in this terrace are rendered and it is considered that removal of the render from such a large area would damage the brickwork creating substantial harm to the appearance of the property. The render on this property at present is considered to create less than substantial harm to this designated heritage asset as a stucco finish is traditional finish to properties of this period and common within the surrounding Camden Square Conservation Area.

To make render more acceptable on balance, it is proposed to change the colour of the render from the current yellow to an art-stucco off-white, as such this would enhance the appearance of the render as it would resemble a

traditional stucco finish.

To further increase the balance in favour of the retention of the render, the applicant has proposed to replace the existing windows to the original rear elevation at 2nd and 3rd floor levels from modern upvc framed windows to traditional timber frame sash windows. This is considered to significantly add to the special historic and architectural value to the property.

It is also proposed remove the existing but unauthorised canopy and railings on the flat roof at rear, 2nd floor level which creates a roof terrace. A smaller roof terrace is proposed with the railings going only 1 metre in depth from the rear 2nd floor door, this is considered acceptable subject to a condition for a 1.8 metre high screen to avoid overlooking to the neighbouring property to the south.

It is also proposed to remove unauthorised windows that have been inserted in the side elevation and make good by bricking up/rendering these openings.

The proposed works have been reviewed by the Council's Design and Conservation officers who agree that the proposed works are the best solution in these particular circumstances .

The proposed works would not result in any harmful loss of outlook, privacy or natural light to any neighbouring resident.

One letter of comment was received following a process of public consultation and was carefully considered.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square conservation area and the setting of nearby listed buildings 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 details is in general accordance with policies D1, D2 and A1, of the London Borough of Camden Local Plan 2017. The development would also comply with the London Plan (2016) as well as the NPPF (2018).

- 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

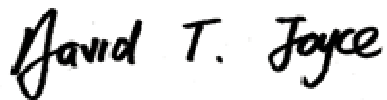
Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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