

Application ref: 2018/4546/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 8 November 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21A Ferdinand Street
London
NW1 8EU**

Proposal:

Formation of glazed entrance canopy (Retrospective)

Drawing Nos: 180920-A(SO)001_Rev.A, 180920-A(EX31)001 & 180920-A(31)001

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 shall be carried out in accordance with the following approved plans: 180920-A(SO)001_Rev.A, 180920-A(EX31)001 & 180920-A(31)001.

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

Informative(s):

- 1 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).

- 2 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.

- 3 Reasons for granting permission:

Retrospective permission is sought for the installation of a glass external canopy to the front of the property above the access door. The canopy is clear glass, cantilevered against the wall of the building with stainless steel brackets, with a width of 2m and a maximum depth of 1.55m. This allows for a covered access to the property during inclement weather. The property is not within a conservation area and it is not a statutorily listed building, it is however locally listed as it forms part of a larger former piano factory building dating from 1860.

It is noted that the proposed retention of the canopy made here is attached to a modern extension to the original building, facing on to a central service yard and car park. The proposed canopy, whilst of a modern design, sits rather innocuously above the access door, particularly by reason of its cantilevered design (removing the requirement for support posts) and glazed material finish. Whilst the addition is immediately visible to the front of the property, it is of a lightweight design and is not overly prominent within these views. It is additionally noted that the property faces onto a servicing yard/car park, so it does not impact on a streetscene. The siting and scale are similarly considered to be appropriate in this instance, and ensure that the addition is subordinate to the host property. The proposal does not serve to harm the character or appearance of the host property, or the surrounding area, and is therefore considered to be acceptable.

Given the scale, siting and design of the canopy, the proposal is considered not to result in undue harm to neighbouring amenity.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

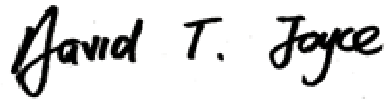
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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