

Application ref: 2018/4852/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 13 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Simon Powell Architects
Business Design Centre
52 Upper Street
London
N1 0QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

4A Streatham Street
London
WC1A 1JB

Proposal: Alterations to front entrance involving the replacement of front door and removal of entrance recess.

Drawing Nos: (4266-P-)01, 10, 11, 12; Planning statement from Simon Powell Architects (ref. 4266) dated October 2018.

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: (4266-P-)01, 10, 11, 12; Planning statement from Simon Powell Architects (ref. 4266) dated October 2018.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the replacement of front entrance doors with a new timber door and clear glazed panel, as well as, works to reposition the new door at the front of the building entrance, so removing the existing recessed space. The proposed change to the façade is sought as a response to ongoing problems and anti-social behaviour within the entrance recess and in order to create a safe entrance space for residents.

The proposed alterations are considered to be appropriate in terms of their design, proportions, colour, and materials used in accordance with Council guidance and policies. They represent an improvement to the character and appearance of the host building within the wider Bloomsbury Conservation Area, and would be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposal represents a modest and minor alteration.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Conservation Area, under s.72 of the 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 A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 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.

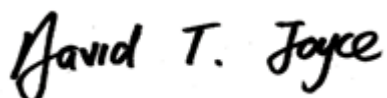
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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