

Application ref: 2018/2796/P
Contact: John Diver
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Date: 20 December 2018

Development Management
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Miss Christine Bresnan
6 Crystal Way
Harrow
HA1 2HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Betterton Street
London
WC2H 9BH**

Proposal:

Works to build up existing boundary wall to rear lightwell at second floor level to provide increased privacy to residential dwelling (Class C3)

Drawing Nos: OS location plan (received 08/08/2018); Existing and proposed sections, plans and elevations (ref.654/100) dated 05/07/2018.

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: OS location plan (received 08/08/2018); Existing and proposed sections, plans and elevations (ref.654/100) dated 05/07/2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed works would be limited to the raising of the party wall to the existing rear lightwell at second storey level by an additional 2m in materials to match (masonry). This is sought to increase the levels of privacy to second floor bedroom to the property which was converted into a dwelling recently.

No public views are afforded to the area of the site in question. The only private views to the proposed wall would be from the upper floor windows of offices on Shelton Street. Within these views the increased wall would not disrupt any characteristic view or project into any roofscape. Instead, the wall would be read against the variegated brick rear elevations of surrounding properties, the erection would not be considered to harm these views. Furthermore, it should be noted that roof extensions have recently been approved to the adjoining building to Sheldon Street. Once implemented (currently on site), all views to the wall would be obstructed, other than from the flat roof and fire escape to the adjoining office building immediately to the rear. The works would therefore not cause harm to the character and appearance of the host property and would preserve the character and appearance of the Seven Dials conservation area.

The proposed works would not result in any detrimental impact upon the residential amenities of any local resident. The works would build up the boundary adjacent to an external walk way to the adjacent office building, where further roof extensions have been granted but works are yet to commence. As the Council's amenity policy (A1) primarily seeks to protect the living standards of residents, and the proposed works would lead to further enclosure to an area of flat roof/external walkway only, the resulting impacts upon the building to the rear would not warrant a reasons for refusal.

The works would be very minor in nature and would not give rise to any transport concerns.

Following public consultation one objection was submitted and was duly considered when forming this assessment. The site's planning history was taken into account when forming 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 Seven Dials 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.

Overall, the development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, A4, D1, D2 and T1. The development is also in accordance with the London Plan (2016) and NPPF (2018).

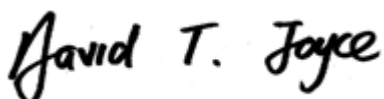
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.
- 4 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



David Joyce
Director of Regeneration and Planning