

Application ref: 2018/5187/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 18 January 2019

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

P Joseph
Lighthouse Studios
Studio C003 89a
Shacklewell Lane
London
E8 2EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Regent Square
London
WC1H 8HZ

Proposal: Lowering of rear/front lightwell in connection with the conversion of 1x 1B flat and 1x3B flat into 1x studio and 1x3B flat. Fenestration alterations. Front/rear landscaping alterations. Erection of replacement side boundary walls. Installation of solar panels to the roof.

Drawing Nos: 022_100; 022_200 Rev.B; 022_201; 022_202; 022_205 Rev.B;
022_206; 022_207 Rev.A; 022_208 Rev.B; 022_209 Rev.A; 022_210 Rev.B; 022_211
Rev.A; 022_212 Rev.B; 022_215 Rev.B; 022_216 Rev.B; 022_217 Rev.B; 022_218
Rev.B; 022_219 Rev.B; 022_220 Rev.B; 022_230; 022_211; 022_212; 11009-61;
11056-01 and scope of works Rev.B.

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 policies 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:

022_100; 022_200 Rev.B; 022_201; 022_202; 022_205 Rev.B; 022_206; 022_207 Rev.A; 022_208 Rev.B; 022_209 Rev.A; 022_210 Rev.B; 022_211 Rev.A; 022_212 Rev.B; 022_215 Rev.B; 022_216 Rev.B; 022_217 Rev.B; 022_218 Rev.B; 022_219 Rev.B; 022_220 Rev.B; 022_230; 022_211; 022_212; 11009-61; 11056-01 and scope of works Rev.B.

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

- 4 Detailed drawings of the replacement front external staircase, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building and character and appearance of the building and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal to lower the front vault and replace the front entrance at basement level with a multi-paned timber door would benefit the listed building and help appreciate the ground floor entrance bridge. Natural stone paving is proposed in the front lightwell. The front metal staircase will be replaced like for like, details of which will be secured by condition. 4x solar panels are proposed on the roof, due to their siting, they would not be visible from the public realm. It is considered that their design, scale and siting is acceptable.

On the rear outrigger two windows will be replaced with larger timber sash windows and a new roof lantern is proposed to replace the existing structure. The windows would match the design and materials of the existing windows on the host building and due to the location to rear at this low level, it would not be visible from the street. Due to their sensitive design, scale and location, the proposed windows and lantern are not considered to result in harm to the character and appearance of the host building, streetscene or wider conservation area.

To the rear the existing lightwell will be enlarged by 0.4m. The existing side boundary walls will be repaired and on the side boundary with No.5 the wall will increase by 0.2m in height. Works to extend the small well and make good the boundary walls to the rear yard would not harm the special interest of the listed building or the character and appearance of the conservation area.

The proposal will reduce the existing basement flat from a one bed to a studio flat of 37sqm, which still complies with the London Plan minimum space standards and results in no loss of units on the site. Therefore it complies with policy H6.

The revised proposal is not considered to cause harm to the grade II building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the proposal and does not object to the revised development.

Given the small scale, detailed design and siting of the proposed works and as it only involves the minor increase in height of a side boundary wall by 0.2m, the development is not considered to result in any detrimental impact upon the amenities of neighbouring occupiers to an extent that would warrant a reason for refusal.

No objections were received during the statutory consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, 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 proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 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

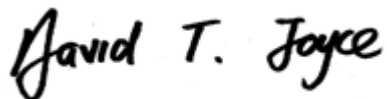
Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden 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 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