

Application ref: 2018/6255/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 22 March 2019

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

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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Linton Studio
35 Steele's Road
London
NW3 4RG

Proposal:

Replacement of lower ground floor side door with window; installation of new upper ground floor side door and associated timber decking, steps and balustrades to facilitate access into the rear garden; replacement of 2 x upper ground floor rear windows; installation of 2 x rooflights in main roof.

Drawing Nos: 1076-AP01A; 1076-AP02; 1076-AP03C; 1076-AP04; 1076-AP05; 1076-AP06; 1076-AP07D; 1076-AP08; 1076-AP09C; 1076-AP10B; 1076-AP11; 1076-AP12B; 1076-S01; 1076-S02; 1076-S03; 1076-S04; 1076-S05; 1076-S06; 1076-S07; 1076-S08; 1076-S09; 1076-S10; 1076-S11; 1076-S12; 1076-S13; Block Plan; Design and Access Statement (prepared by Brod Wight Architects, dated 17/12/2018); Planning and Heritage Statement (prepared by Firstplan Ltd, dated December 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 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 1076-AP01A; 1076-AP02; 1076-AP03C; 1076-AP04; 1076-AP05; 1076-AP06; 1076-AP07D; 1076-AP08; 1076-AP09C; 1076-AP10B; 1076-AP11; 1076-AP12B; 1076-S01; 1076-S02; 1076-S03; 1076-S04; 1076-S05; 1076-S06; 1076-S07; 1076-S08; 1076-S09; 1076-S10; 1076-S11; 1076-S12; 1076-S13; Block Plan; Design and Access Statement (prepared by Brod Wight Architects, dated 17/12/2018); Planning and Heritage Statement (prepared by Firstplan Ltd, dated December 2018).

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

Informative(s):

- 1 Reasons for granting permission

The application site is a Grade II listed yellow and red stock brick residential building, originally a single detached dwellinghouse and studio, built in 1875 for the history and portrait painter JD Linton. The building has subsequently been subdivided into flats, and Linton Studios occupies the original double height studio space and a two storey 1980s extension at a lower level to the rear of the building. The property has sole use of the rear garden. The site lies within the Eton Conservation Area.

All of the proposed external alterations relate to the existing 1980s lower and upper ground floor rear extension. The extension is considered to be a sympathetic and subordinate addition to the listed building, and the balanced roof form and pattern of openings to the rear façade is considered to contribute to the significance of the building through its architectural interest. Following negotiation with the planning and conservation officers, the scheme has been revised to reduce the number of proposed rooflights from 4 to 2, and to amend the design of the proposed replacement windows. The amended number and positioning of the rooflights and revised design of the rear windows are considered to be sympathetic and would not harm the character and appearance of the host building.

The proposed installation of a new northern side door and access stairs to the rear garden at upper ground floor level and the replacement of the existing solid plywood panel with new fixed glazing to the southern side elevation would

only be visible in limited private views, and it is not considered that these elements would have a detrimental impact on the character and appearance of the host building. Overall, the proposals are considered to preserve the significance of this Grade II listed building, and preserve the character and appearance of the Eton Conservation Area. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

The development would not cause harm to the amenity of any neighbouring residential properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 attention has been paid to the desirability of preserving or enhancing the character or 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 G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team

London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street
London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations
need to be sought in advance of proposed works. Where development is
subject to a Construction Management Plan (through a requirement in a S106
agreement), no licence or authorisation will be granted until the Construction
Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum
Requirements - a copy is available on the Council's website at
[https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re
quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319](https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319)
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras
Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974
4444)

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and Public Holidays. You must secure the approval of the Council's Noise and
Licensing Enforcement Team prior to undertaking such activities outside these
hours.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer