

Application ref: 2018/6353/P  
Contact: Kristina Smith  
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Date: 28 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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RT Drafting Solutions Limited  
15 Colepits Wood Road  
Eltham  
LONDON  
SE92QJ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**41-43 Chalton Street**  
**London**  
**NW1 1JD**

**Proposal:**

Creation of enlarged glazed openings on Churchway elevation; replacement roof to existing single storey 'link' building and replacement front entrance door to no.41 Chalton Street.

Drawing Nos: 100 (site location plan); 006; 002 (Rev A); 003 (Rev A); 004 (Rev B); 005 (Rev C)

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: 100 (site location plan); 006; 002 (Rev A); 003 (Rev A); 004 (Rev B); 005 (Rev B)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves alterations to the single storey building on Churchway as well as the roof of the existing 'link' building that connects the two. On the Churchway elevation, the structure will be retained with enlarged apertures created. Revised proposals retain more of the brickwork at the bottom of the windows and brick piers either side of the entrance door in order to give a little more solidity which is thought to be more fitting for the more residential character of this part of Churchway. The depth of the window and door reveals would match the existing situation.

The existing front boundary treatment on Churchway, consisting of low brick walls with higher sections of black metal railings, consistent with the mansion blocks either side, would remain unchanged.

The roof to the link building would remain very similar in form and profile but would comprise glazed panels on the sloping sections. Inevitably, some additional light spill would occur as a result but this would be at ground floor level, be commensurate with similar levels of glazing on buildings nearby, and is expected largely during weekday daytimes given the office use of the building.

It is also proposed to replace the front door to no.41 Chalton Street with a timber door comprising four glazed panels to match that at no.43. This alteration is considered to preserve the appearance of the locally listed building.

The works are being carried out in association with bringing the building into more intensive office use. The entire site is already in B1 office use; however, much of the building is currently vacant.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

- 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 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.
- 4 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+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)

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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer