

Application ref: 2018/6187/P  
Contact: Sofie Fieldsend  
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Date: 4 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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b2 Live Events  
Watergate  
Broxhill Road  
Havering-Atte-Bower  
Romford  
RM4 1QH

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**The American Church In London**  
**79A Tottenham Court Road**  
**London**  
**W1T 4TD**

Proposal:

Erection of single storey outbuilding beneath existing rear external staircase.  
Drawing Nos: SK-SITE-002; SK-PLAN-002; SK-ELEV-001 (dated 4/4/19) and site location plan.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

SK-SITE-002; SK-PLAN-002; SK-ELEV-001 (dated 4/4/19) and site location plan.

Reason:

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the use of the church and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H1, H3 and H7 of the London Borough of Camden Local Plan 20187.

- 4 The external walls shall be painted black and maintained as such thereafter.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear outbuilding would be located in the southern corner of the ground of the church under an existing external metal staircase which provides access to Whitfield Street. It will be ancillary to the church and will be used as a private therapy space for the sole use of the soup kitchen.

The footprint of the outbuilding would be modest (6.3m x 1.7m max) and would be contained within the staircase. Revised plans were received changing the materials to timber for the external walls (painted black) and fenestration which is acceptable as use of uPVC and astro turf originally proposed were unacceptable. Sufficient and useable amenity space to the church will be retained. Although it will be visible from Whitfield Street, given its modest subordinate scale and its revised materials and design it is considered that the development would respect and preserve the design and proportions of the host building and the character and appearance of the Charlotte Street Conservation Area. The Council's Conservation Officer does not object to the revised scheme.

Given the size of the proposed outbuilding and its proposed location under an external staircase, it is not considered that it would not have a detrimental impact on the residential amenities of neighbouring 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 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 Area) 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, 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 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 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