

Application ref: 2019/1845/P
Contact: Joshua Ogunleye
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Date: 20 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Peter Barber Architects
173 Kings Cross Road
London
WC1X 9BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

109 Southampton Row
London
WC1B 4HH

Proposal: Installation of replacement glazing arrangement on the front and side elevations, together with alterations to the landscaping design, installation of new boundary treatment, the demolition of an existing front elevation single storey extension.

Drawing Nos: SH_L_90 Rev P01, SH_L_91 Rev P01, SH_L_92 Rev P01, SH_L_100 Rev P01, SH_L_101 Rev P01, SH_L_102 Rev P01, SH_L_300 Rev P03 (Received 5th April 2019) SH_L_301 Rev P03 (Received 14th June 2019)

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 SH_L_90 Rev P01, SH_L_91 Rev P01, SH_L_92 Rev P01, SH_L_100 Rev P01, SH_L_101 Rev P01, SH_L_102 Rev P01, SH_L_300 Rev P03 (Received 5th April 2019), SH_L_301 Rev P03 (Received 14th June 2019)

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

Informative(s):

- 1 Reasons for granting permission.

The application property relates to a C1 (Hostel) property on the south western side of Southampton Row. The proposed works would include the demolition of an existing single storey addition on the host property's front elevation. The existing single storey structure comprises, a white rendered footing, glass brick finish and a zinc flat roof, aligned with the side of wall 111 Southampton Row.

The demolition of the existing single storey front addition would create a vacant space between the host property's front boundary and the front elevation. This would contribute to reducing visual bulk and massing along the streetscene given that the existing structure projects 4.6m beyond the prevailing building line. The result would be improved visual connectivity along the streetscene bringing the host property visually in line with other properties along its terrace and would result in a more uniformed appearance. The extension is not considered to be of architectural merit and officers do not object to its demolition.

The existing single storey structure would be replaced with 0.5m high white rendered wall supporting vertical metal railings. The proposed replacement would comprise a 1.1m high boundary treatment, matching the front building line of the existing single storey extension. The replacement boundary would result in the creation of a front elevation forcourt. The proposed boundary treatments would be visible alongside similar arrangements on the front elevations of Nos 107 and 105 and as such would be consistent with the prevailing character of the streetscene.

The proposed boundary treatment's height and design would appear visually subordinate within its setting. The reduced bulk introduced along the front elevation would be considered a positive alteration to the surrounding streetscene and the character and appearance of the Bloomsbury Conservation Area.

The proposed front garden area would comprise paving slabs, planters along the parameter, tree planting and patio furniture. The front garden area would

provide external amenity space and seating, similar to ongoing operations to the front of neighbouring properties on this road in particular at Nos.105, 107 and 132 Southampton Row. Therefore, it is not considered that the proposed use of the front forecourt would detract from the character and appearance of the surrounding conservation area.

Officers consider the installation of replacement aluminium framed glazing to the front and side elevations would have an acceptable impact on its character and appearance. The replacement fenestration arrangements would be similar to existing with the exception of the ground floor level where the front door would be relocated to a more central location of the host property's front elevation. Officers consider the proposed arrangement would introduce a sense of uniformity along the streetscene where it would appear similar to other properties on the road.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

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 conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2018 and the provisions 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 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 typed name and title.

Daniel Pope
Chief Planning Officer