

Application ref: 2019/0833/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 23 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
London
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UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22A Chalcot Square
London
NW1 8YA

Proposal:
Replacement rear infill extension; repairs to external front stairs; refurbishment of lightwell

Drawing Nos: 212-22CS-S01; 212-22CS-001; 212-22CS-002; 212-22CS-003; 212-22CS-004; 212-22CS-102; 212-22CS-103; 212-22CS-104; 212-22CS-105; MS-5699A; 212-22CS-005; 212-22CS-106; Design & Access and Heritage Statement, dated February 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 212-22CS-S01; 212-22CS-001; 212-22CS-002; 212-22CS-003; 212-22CS-004; 212-22CS-102; 212-22CS-103; 212-22CS-104; 212-22CS-105; MS-5699A; 212-22CS-005; 212-22CS-106; Design & Access and Heritage Statement, dated February 2019.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

The proposed rear conservatory would extend out from the host building to roughly the same extent as the existing rear conservatory, but would feature a flat roof with a rooflight rather than a sloping roof. Furthermore, the fenestration on the rear elevation would have a different arrangement, albeit it would still be in the form of bi-folding doors. The proposed infill rear conservatory is considered to be in keeping with the character and appearance of the host building and it is considered that it would respect and preserve existing architectural features.

The repairs to the front stairs and the refurbishment of the lightwell are also considered to be in keeping with and appropriate to the host building.

It is not considered that the proposed works would cause undue harm to neighbouring amenity, due to the nature of the proposed works, whereby an existing conservatory is being replaced, and the fact the other works constitute repair/refurbishment works.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the 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 2016; and the provisions of the National Planning Policy Framework 2012.

- 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer