

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Application ref: 2018/5829/PContact: Kate HenryTel: 020 7974 3794Date: 7 August 2019

|  |
| --- |
|  |
|   |
| Telephone: 020 7974 **OfficerPhone** |

 |  | ApplicationNumber  |
|  |

**Development Management**

Regeneration and Planning

London Borough of Camden

Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk

Mr Peter Crossley

35 Doughty Street

London

WC1N 2AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**35 Doughty Street**

**London**

**WC1N 2AA**

Proposal:

Replacement windows and doors in rear extension; raising part of parapet wall on shared boundary; creation of parapet wall above first floor rear extension; erection of railings above single storey rear extension; blocking up second floor rear window (retrospective); laying of stone slabs in rear yard

|  |
| --- |
| Drawing Nos: Site Location Plan at 1:500; 2715/3C; 2715/4B; REAR EXTENSION NORTH PROPOSED (dated 21/06/2019); 01/10304; 05/10301 r.B; 04B/10301 r.A; 02/10301 r.A; 01/10301 r.B; 04/10304; 02/10304 |

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: Site Location Plan at 1:500; 2715/3C; 2715/4B; REAR EXTENSION NORTH PROPOSED (dated 21/06/2019); 01/10304; 05/10301 r.B; 04B/10301 r.A; 02/10301 r.A; 01/10301 r.B; 04/10304; 02/10304.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 grantingThis application follows an earlier application (ref: 2016/5247/P, dated 28/02/2017) which sought to make various changes to the host building. This current application seeks to make alterations at the rear of the property, namely: replacing the existing metal framed windows in the 1950's rear extension with double glazed windows with an altered glazing bar pattern; replacing the external door on the 1950's rear extension with a double glazed timber door; raising part of the parapet wall on the shared boundary with No. 34 to match the existing parapet wall; creating a parapet wall above the first floor rear extension, to match the opposite side; erecting railings above the 1950's rear extension; bricking up an existing window on the rear elevation at second floor level (retrospective); and replacing the poured concrete in the rear yard with stone slabs. The replacement of the windows and doors in the 1950's rear extension is considered to be acceptable insofar as this is a modern addition to the host building. The plans have been revised during the course of the application, in consultation with officers, so that the replacement windows are more in keeping with the character and appearance of the host building. The use of double glazing is judged to be acceptable on this modern part of the building. Raising part of the parapet wall on the shared boundary, to match the existing parapet wall, is considered to be acceptable as it will improve the appearance of this part of the building. Similarly, the creation of a parapet wall above part of the first floor rear extension, to match the opposite side, is also considered to represent an improvement to the host building's appearance. The erection of railings above the 1950's rear extension is considered to be acceptable insofar as they are relatively modest in size and appearance (they would measure 0.33 metres above the flat roof) and they would sit above the modern element and provide a sense of completion to the extension.The second floor window has already been bricked up. Whilst planning permission and listed building consent should have been granted prior to the works being undertaken, the works have been carried out to a suitably high standard and this aspect of the proposals is judged to be acceptable. The replacement of the poured concrete in the rear yard with stone slabs is considered to represent an improvement to the host building and its setting. It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.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 listed building and its features of special architectural or historic interest, under s.16 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 2019.  |
|  | You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent. |
|  | 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. |
|  | 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-61f9-525ca0f71319or 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

Director of Regeneration and Planning