

Application ref: 2019/1997/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 16 August 2019

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/planning

Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Spiritualist Temple
Rochester Square
London
NW1 9RY**

Proposal:

Demolition and replacement of wall and landscaping works in rear garden including a bin store and a buggy store (retrospective) and minor building works including replacement of five rear windows and two side windows with steel (like-for-like), replacement of rear door and installation of new rear door.

Drawing Nos: Existing: Site Location Plan, 001C, 002C, 003C, 004C, 005C, 006B.

Proposed: Window Specification (steel), 007C, 009C, 010C, 011C, 012C, 015C.

Supporting documents: Building condition survey (Aitchison Raffety) 26 November 2018, photo of bricks attached to email dated 13/05/2019.

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 or otherwise agreed by the Local Planning Authority.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing: Site Location Plan, 001C, 002C, 003C, 004C, 005C, 006B.

Proposed: Window Specification (steel), 007C, 009C, 010C, 011C, 012C, 015C.

Supporting documents: Building condition survey (Aitchison Raffety) 26 November 2018, photo of bricks attached to email dated 13/05/2019.

Reason:

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

- 4 As per the approved window specification, the replacement windows shall be steel unless otherwise agreed in writing by the Local Planning Authority.

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. [Delegated]

The temple is a positive contributor to the Camden Square Conservation Area.

The landscaping works have already been carried out. It was noted on the site visit that the brick used for the rear wall matches the existing wall and the height remains the same. The wooden trellis above the brick wall is considered appropriate to the conservation area also and in-keeping with the boundary treatment along this section of Rochester Square. The bin store, buggy store and small timber shed would be of timber construction and located behind this wall in the rear garden, therefore not visible from the highway. The landscaping works are considered acceptable.

Following officer advice, uPVC would not be used and the five steel windows

on the rear elevation and two on the side elevation would be replaced on a like-for-like basis. The rear door would also be replaced on a like-for-like basis and a new rear door would be installed which would match this. There would be no changes to the front elevation. The proposed changes are considered minor and would respect the character of the building. Two small ducts would be installed in the rear elevation. Given their size, there are no design concerns. Given they are not serving a commercial kitchen and the distance to residential properties, there would be no material amenity impact.

An objection was received on the grounds of trees, that a Lime tree was felled without permission as well as two other mature trees in the garden, that the trees are within a conservation area and should be protected and that the trees should be replaced. No trees are to be felled as part of this application. The issue of trees being felled without permission has been raised with a tree officer. It appears that the Lime tree was removed without permission whilst the other vegetation removed appears to be large shrubs for which permission would not have been required prior to their removal. The felling of these trees is outside the scope of this application. Notwithstanding the above, a Council Tree Officer is liaising with the agent about replacement trees.

Given the siting and scale of the proposals, there would be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy.

The planning history of the site and surrounding area were taken into account prior to making this decision. One objection was received which has been duly addressed above.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, London Plan 2016, National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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 name and title of the signatory.

Daniel Pope
Chief Planning Officer