

Application ref: 2019/3596/P  
Contact: Samir Benmbarek  
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Date: 11 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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Chapman Architects Ltd  
54-58 Tanner Street  
London  
SE1 3PH

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**6 Flitcroft Street**  
**London**  
**WC2H 8DJ**

Proposal: Maintenance and repair to existing roof including replacement of roof lantern (Use Class B1a).

Drawing Nos: 1707: 1001\_P01.

1907: 4002\_P02; 4102\_P02; 3001\_P02; 3101\_P02; 4001\_P02; 4101\_P02.

Design, Access and Heritage Statement by Chapman Architects dated 15 July 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:

1707: 1001\_P01.

1907: 4002\_P02; 4102\_P02; 3001\_P02; 3101\_P02; 4001\_P02; 4101\_P02.

Design, Access and Heritage Statement by Chapman Architects dated 15 July 2019.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations at roof level consist of the replacement of the existing roof lantern which is in a very poor condition and appearance. The replacement lantern would be of a similar scale, with a minor increase in height of 0.1m to accommodate the dark grey fibre roof and insulation. The lantern structure would be constructed of matched painted hardwood with the same glazing arrangement as the existing. The new windows within the lantern would be double glazed. Overall, the proposed lantern would be of a very similar appearance to the existing in terms of its siting, scale and detailed design.

As such, the proposed works are considered to not be of detriment to the character and appearance of the application building (which is grade II listed) or the surrounding Denmark Street Conservation Area.

Due to the minimal physical scale of the works, the proposed development would not impact upon the amenity of adjoining residential occupiers.

No objections were received following statutory consultation whilst a comment of support was received from the Covent Garden Community Association. The planning history of the application site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ER) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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 printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer