

Application ref: 2019/3865/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 1 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Whymark & Moulton Chartered Surveyors
14 Conrad Road
Sudbury
CO1A 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
145 Levita House
Chalton Street
London
NW1 1HR

Proposal:
Replacement railings and gate serving Access to Flat 145 (Already granted Listed Building Consent Ref 2019/2552/L)
Drawing Nos: Drawing Nos: Site and location, design access & heritage statement, 19/086-02 (drawings)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Site and location, design access & heritage statement, 19/086-02 (drawings)

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

Informative(s):

- 1 The site is a corner inside the central courtyard of one block of Levita House, a series of interlocking early-20th-century housing blocks, listed grade II.

The applicant wishes to replace a short set of existing modern security fencing with a taller set to prevent antisocial behaviour. The site is relatively concealed, behind the Somerstown Coffee House and adjacent to a bin store.

In view of its lack of prominence and the pre-existence of modern railings, it is considered that the proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.


- 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).

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer