

Application ref: 2019/3474/P
Contact: Mark Chan
Tel: 020 7974
Date: 1 October 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

Q Square
Kemp House
152-160 City Road
London
EC1V 2NX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 Harrington Square
London
NW1 2JJ**

Proposal: Alterations for refurbishment of Listed House in Multiple Occupancy (HMO - Sui Generis) Building including; repair/replacement of roof tiles, replacement of window casements, re-ordering of internal layout, reinstatement of front railings at first floor, enlargement of rear lightwell, works to basement and creation of bridge to the rear of the property.

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01, E01 Rev P01_A, Engineer's Letter and Location Plan

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01 and Location Plan (Last received 05/07/2019)

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

Informatives:

- 1 Reasons for granting permission:

The application site comprises a Grade II listed four-storey building within the Camden Town Conservation Area. Planning permission and listed building consent is sought for the repair/replacement of roof tiles, railing replacement to the first floor balcony/windows, change of windows at front and back of building to sash doubled glazed windows to match neighbouring properties' design, pattern and layout, change of internal layouts, enlargement of rear lightwell and works to the basement and creation of a bridge to the rear of the property.

The design and materials of the proposed works are considered to be appropriate and would preserve and enhance the character and appearance of the listed building and the wider Conservation Area. A condition is added so that details of the timber slim-profile sash windows and the lime mortar that will be used in the brickwork repair and reconstruction are provided to the Council before the commencement of relevant works.

The proposal is not considered to cause harm to the amenity of neighbouring residents by way of increased overlooking, loss of outlook or daylight levels.

The size of the bedrooms meet the standards and adequate kitchen facilities and shared bathrooms are provided. The overall quality of the accommodation is a marked improvement over the existing.

No objections have been received. The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, H10, D1 and D2 of the London Borough of Camden Local Plan 2017. The

proposed development also accords with the Housing Act 2004, London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 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 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 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.

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



Daniel Pope
Chief Planning Officer