



Application ref: 2016/6639/P
Contact: Elaine Quigley
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Date: 9 October 2019

Development Management
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Lipton Plant Architects
SEATEM HOUSE
39 MORELAND STREET
London
EC1V 8BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
16 Cleveland Street
London
W1T 4HX

Proposal:

Variation to condition 3 (approved drawings) of planning permission (2013/7846/P) dated 28/07/2014 for the change of use from community use to residential, namely for alterations to install two new kitchen vents on the ground and first floor south east side elevation of the rear lightwell.

Drawing Nos: Superseded plans: 471.(1).1.401; 402; 403; 404; 405.

Approved plans: 471.(1).1.501; 502; 503; 504; 505; 2.501; 3.501; Covering letter from Lipton Plant Architects (November 2016 Rev_-) and Square Slotted Grilles details included in extract from Cast Iron Brick Company .

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 the original planning permission ref 2013/7846/P dated 28/07/2014.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and D1, D2 and A1 of the Camden Local Plan Submission Draft 2016.

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The development hereby permitted shall be carried out in accordance with the following approved plans: 471.(1).0.001; 002; 003; 004; 005; 006; 007; 471.(1).1.501; 502; 503; 504; 505; 2.501; 3.501; Covering letter from Lipton Plant Architects (November 2016 Rev_-) Square Slotted Grilles details included in extract from Cast Iron Brick Company brochure.

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

Informative(s):

1 **Reasons for granting permission.**

These minor works would be confined to the rear elevation of the building and would not be visible from the public domain. The installation of two kitchen square slotted grille vents at ground and first floor level and replacement pipework with cast iron pipes on the rear façade would not be harmful to the character and appearance of the historic building or the conservation area and would be considered acceptable.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development. It also accords with policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016 and with policies of the London Plan March 2016 and the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

