

Application ref: 2019/4309/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 5 November 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

MR Partnership
41 Foley Street
London
W1W 7TS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st 2nd And 3rd Floor
21 Warren Street
London
W1T 5LT

Proposal: New tiling to raised area and new stone step to entrance; replacement of windows and doors on rear elevation including timber casements at roof level; replacement of corrugated roofing with flat roof and alterations to side garage door; and new handrail to rear courtyard steps.

Drawing Nos: Site location plan 3213_: 001; 002; 003; 004; 005; 006; 010; 011; 015; 017; 100; 101; 102; 103; 104; 105; 056; 060; 061; 065; 054 A; 055 A; 016 A; 051 A; 066 B; 067 B; 053 B; 052 B; Historic Building Assessment prepared by CH+MRP dated SEPTEMBER 2019; Design and Access Statement dated August 2019

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:

Site location plan 3213_: 001; 002; 003; 004; 005; 006; 010; 011; 015; 017; 100; 101; 102; 103; 104; 105; 056; 060; 061; 065; 054 A; 055 A; 016 A; 051 A; 066 B; 067 B; 053 B; 052 B; Historic Building Assessment prepared by CH+MRP dated SEPTEMBER 2019; Design and Access Statement dated August 2019

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

Informatives:

- 1 Reason for granting permission

The property forms one half of a pair of Grade II listed stock brick terraced houses, dating from 1792 and situated in the Fitzroy Square Conservation Area. The interior of the building has lost much of its historic detailing. However it does retain its standard Georgian floorplan and has some features of note, including some small areas of panelling. The application seeks to carry out a number of external alterations to the building.

There are no objections to the replacement of the existing timber garage door with one to match, the increase in height of the existing door into the garage (from the courtyard), the replacement of the plastic corrugated roof with a solid flat roof or the replacement of the modern paving and windows with more sympathetic replacements. Details of the garage door and windows would be secured by condition.

The scheme has been amended and the proposed uPVC roof lantern above the garage has been omitted and the garage doors would be part glazed. The glazing to the garage doors would be in keeping with other properties on Grafton Mews.

The existing rear windows on the upper floors are not of historic or architectural value and their replacement with single glazed units is therefore acceptable.

The proposed alterations would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

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

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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 D1, D2 and A1 of the Camden Local Plan 2017 and the principles of the Fitzrovia Area Action Plan. The development also accords with the NPPF and the London Plan 2016.

- 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 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.
- 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.
- 5 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)

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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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer