

Application ref: 2018/2960/P
Contact: Patrick Marfleet
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Date: 1 April 2020

Development Management
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London Borough of Camden
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Tasou Associates Limited
4 Amwell Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**18-20 St Pancras Way
London
NW1 0QG**

Proposal:

Variation of Condition 3 (approved plans) of 2015/3163/P dated 19/02/2016 (Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way) namely to install a balcony area at second floor level.

Drawing Nos: Superseded: PA.02, PA.03, PA.06

Plans for approval: PA.06 D, PA.02 C, PA.03 C , OS.01 A

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 permission reference 2015/3163/P dated 19/02/2016.

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 [Location plan; OS.01 A, EX.01; EX.02; EX.03; EX.04; PA.01 Rev.A; PA.02 C; PA.03 C; PA.04; PA.05; PA.06 D; Landscape Plans (PA.07); Heritage, Design & Access Statement, D01, Ref.1517; Transport Statement, Paul Mew Associates, Project: P1419, October 2015.]

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

- 4 The 'turning head' hereby approved at upper ground floor level and shown in red on drawing number 1517-PA.01 Revision A shall not be used for car parking purposes and shall be retained permanently as such to the satisfaction of the local planning authority.

Reason: In order to safeguard the pedestrian environment in accordance with policies A1, T1 and T2 of the Camden Local Plan 2017.

- 5 Prior to the occupation of the new residential dwellinghouse hereby approved the 'turning head' space hereby approved at upper ground floor level and shown in red on drawing number 1517-PA.01 A shall be clearly painted in white on the courtyard surface and shall be retained permanently as such to the satisfaction of the local planning authority.

Reason: In order to safeguard the pedestrian environment in accordance with policies A1, T1 and T2 of the Camden Local Plan 2017.

- 6 The first floor window of the mews house which is labelled as 'obscure glazing' on plan number PA.02 shall be obscured and fixed shut in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed amendment seeks to introduce a small balcony area to the eastern elevation of the building at second floor level. The proposed balcony would have an area of approximately 4sqm and would be surrounded by a black metal railing to match the appearance of the approved first floor balcony below. Therefore, the overall size, scale and design of the proposal would not

have a significant impact on the appearance of the approved development and the character of the surrounding conservation area.

The proposed balcony would be accessed via an existing opening in the building and would share the same outlook over the canal as the approved first floor balcony and would not cause harm to the amenity of neighbouring properties in terms of increased overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under permission 2015/3163/P dated 19/02/2016. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

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 (ERR) 2013.

One objection was received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained. Please visit <http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>

The applicant is advised that surface water discharge to the waterway will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway or towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.

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 typed name and title.

Daniel Pope
Chief Planning Officer