

Application ref: 2019/4394/P  
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Date: 8 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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JMS Planning & Development Ltd  
Valley Farm  
Rumburgh Road  
Wissett  
IP19 0JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1 and Flat 2**  
**47 Marchmont Street**  
**London**  
**WC1N 1AP**

Proposal:

Amalgamation of flats 1 and 2 into one maisonette (Class C3) at first, second and third floors; installation of a rooflight above the first floor rear extension; installation of 3 vents to the rear elevation

Drawing Nos: Cover Letter; Design & Access and Heritage Statement; 15-11-01 Rev A; 15-11-02 Rev A; 15-11-03; 15-11-04; 15-12-01 Rev A; 15-12-02 Rev 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 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 policies 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- 15-11-01 Rev A; 15-11-02 Rev A; 15-11-03; 15-11-04; 15-12-01 Rev A; 15-12-02 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The site forms part of a Grade II listed early 19th century terrace. The proposal is to amalgamate the 2 upper floor units into one unit. In addition, a rooflight would be installed above the first floor rear plant room.

The proposal would result in the net loss of only one residential unit, therefore would comply with Policy H3 (Protecting Existing Homes). The proposed 3 bed unit would be compliant with the Nationally Described Space Standards (2015) for a 3 bedroom 6 person three storey flat. The maisonette would be dual aspect with good access to daylight and sunlight and outlook and ventilation. The proposed unit would therefore provide an acceptable quality of accommodation for future occupants.

Due to the internal reconfiguration of the WCs and bathrooms, the applicant proposes to install two vents on the rear elevation and one on the rear roof slope. A rooflight would also be installed to the first floor flat roof, at the rear of the property and not seen from public views. Therefore, by virtue of its siting and design of the vents and rooflight, they are not considered to have any harmful impact on the character or appearance of the host listed building or wider terrace.

Owing to the existing residential use, the amalgamation of two units is not considered to give rise to any adverse impacts with regards to neighbouring amenity. The proposed rooflight above the first floor plant room to the rear of the property, due to the nature of works and its siting, is not considered to give rise to any adverse impacts with regards to neighbouring amenity

No objections were received following statutory consultation.. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and H7 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 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.

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 in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer