

Application ref: 2020/0624/P
Contact: Ben Farrant
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Date: 16 April 2020

Development Management
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London Borough of Camden
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Mr Stefan Nardi-Hiebl
17 Tottenham Street
London
W1T 2AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Tottenham Street
London
W1T 2AL

Proposal: Installation of fourth floor front facing doors following removal of existing doors.

Drawing Nos: G-000.00, A-106.00, A-116.00, A-201.00 & A-202.00

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 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: G-000.00, A-106.00, A-116.00, A-201.00 & A-202.00.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The application site contains a four storey (plus roof extension and basement), mid-terraced property within the Charlotte Street Conservation Area. The property is not a listed building, and there are no listed buildings within the immediate vicinity which would be impacted by the proposal.

It is proposed to remove the existing front facing bi-fold doors at fourth floor (mansard) level, to be replaced with large format glazed sliding doors. The proposal would increase the size of the fenestration and alter the design.

The proposed alteration would be of an acceptable scale and design. The glazed doors would have a simple form, and the roof extension would continue to appear subordinate to the host property. Despite its siting at the front of the property, the doors would not be immediately prominent in views of the street given their set back nature from the front elevation and height at fourth floor coupled with the narrow nature of the streets. The proposal would not result in harm to the character or appearance of the property of conservation area and is acceptable in design terms.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposal is a relatively minor alteration to the host property which is considered not to result in undue harm to surrounding residential amenities.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

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

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', written in a cursive style.

Daniel Pope
Chief Planning Officer