

Application ref: 2020/0623/P
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Date: 28 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Soho House
180 strand
temple
London
WC2R 1EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Monmouth Street
London
WC2H 9HB

Proposal:

Minor alterations to the plan to rear rooms on second and third floor, resulting in no loss of historic fabric, re-introduce timber wall panelling throughout, extend existing staircase to give access to the roof terrace, replace modern roof light with openable roof light, move railing at roof level to not be visible from street .

Drawing Nos: 2011 SH existing package (exist drawings, as uploaded 27/7/20), 2011 SH proposed package (propo drawings, as uploaded 28/7/20), location plan, building performance report, heritage statement, 27041 PNA1 rev 1 (environmental noise survey and plant noise assessment report)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 if in

CA] of the London Borough of Camden Local Plan 2017.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

2011 SH existing package (exist drawings, as uploaded 27/7/20), 2011 SH proposed package (propo drawings, as uploaded 28/7/20), location plan, building performance report, heritage statement, 27041 PNA1 rev 1 (environmental noise survey and plant noise assessment report)

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

Informative(s):

- 1 The site is a four-storey terraced house of the late 17th century, listed grade II and making a positive contribution to the Seven Dials Conservation Area. It has an unusual central staircase.

The applicant wishes to replace the kitchen, enlarge an existing en-suite bathroom on the second floor, rearrange an existing bathroom on the third floor and install air conditioning. He also wishes to extend the staircase to provide access to an existing roof terrace. An air conditioner will be sited in a box on the roof.

The kitchen extraction system will be recirculating, so does not need an external flue. The flat has been fitted with a large number of unauthorised minispotlights. These are all to be removed and replaced with pendant lighting. The roof is already modern fabric, so further alterations to it are not considered harmful. Existing access is via a ladder leading to a shed-like structure, which will be removed. An existing inappropriately designed parapet railing will be moved 1m back from the parapet and redesigned in a plain fashion. The rear railing will also be a plain metal design. A proposal to panel the flat has been withdrawn following negotiation, on the grounds that it would alter the flat's existing historic character. The air conditioning emitters are either concealed within modern partitions or are wall standing, in the manner of radiators. A modern window to the rear of the flat will be replaced with an appropriately designed timber sash and the new brickwork stained to match its surroundings.

The proposed works have been consulted upon with the Environmental Health Team and are not considered likely to harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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)

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.

- 6 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Before the use commences, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

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
Director of Economy, Regeneration and Investment