

Application ref: 2020/3062/P
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Date: 2 December 2020

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

Boyer Planning
2nd Floor,
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Tudor House
35 Gresse Street
London
W1T 1QY

Proposal:

Alteration to the existing fenestration treatment including replacement of the existing windows and door to the front elevation, replacement of the window with door, installation of metal deck for a raised platform within the rear lightwell and installation of louvres first to fourth floors to the rear elevation.

Drawing Nos: 00101; 00106; 00107 and covering letter commissioned by Boyer Planning dated 9th July 2020.

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: 00101; 00106; 00107 and covering letter commissioned by Boyer Planning dated 9th July 2020.

Reason:

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

- 4 Prior to the beginning of the relevant part of the works, details of inward open front door shall be submitted and approved in writing. The details shall include the open/close mechanism and the manufacturer specification.

Reason: To ensure that the pedestrian environment not impacted upon by the proposed works in accordance with policies T1 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting approval:

The proposed changes to the fenestration details include the replacement of the ground floor window and door to the front elevation to the rear the fourth floor window and a new louvre would be installed into the existing fourth floor window. New louvres are proposed at second and third floor levels, however, the proposed louvres are positioned in existing extraction vents. The existing window to the front elevation would be of a style that match the existing frontage elevation at ground floor level and is considered acceptable in design and appearance.

The proposed changes to the ground floor door is considered to be acceptable in design and materials which would be appropriate for the character and appearance of the building and wider conservation area. However, concerns were raised in regards to the proposed door being opened onto the public highway. As such, a condition is attached requiring the details of the inward opening door to be submitted and approved prior to the start of the relevant part of the works.

The proposed works are considered acceptable that would reflect the existing character and appearance of the building and the surrounding context. The provision of the rear platform will facilitate improved cycle storage facilities to promote sustainable travel modes within Camden. The cycle platform would be located in the rear lightwell and would not be visible from the street. Thus, the proposed works would not harm the character and appearance of conservation area.

The design of the louvres would match that of the approved grills at ground floor

level. To the rear elevation, the louvre at ground floor level would be set behind the rear lightwell. At second and third floor levels, the proposed louvres are positioned in existing extraction vents. Whilst the proposed fourth floor louvre would be located within an existing window frame. The design of the louvres are considered acceptable and officers consider there would be no impact on the character of the host building and wider conservation area.

Given the nature of the works the proposal would not have any amenity impact.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received following statutory consultation. 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, A4, CC4, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 2020 (intend to publish) and the National Planning Policy Framework 2019

- 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



Daniel Pope
Chief Planning Officer