

Application ref: 2021/0486/P
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Date: 29 April 2021

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

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planning@camden.gov.uk
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Norton Ellis Architects Ltd
42
Colebrooke Row
Islington
LONDON
N1 8AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
9 Acton Street
London
WC1X 9LX

Proposal:

Alterations to Lower Ground windows and doors plus internal alterations
Drawing Nos: 310000 Site Location Plan
310001AA Existing Plans
310002 Existing Section AA
310003A Existing Front and Rear Elevations
310101D Proposed Plans
310103A Proposed Front and Rear Elevations
310202 External Window Doors
310020210202DAPL Design and Access Statement
310020210202 Historical Statement
310102A Proposed Section AA

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:

310000 Site Location Plan
310001AA Existing Plans
310002 Existing Section AA
310003A Existing Front and Rear Elevations
310101D Proposed Plans
310103A Proposed Front and Rear Elevations
310202 External Window Doors
310020210202DAPL Design and Access Statement
310020210202 Historical Statement
310102A Proposed Section AA

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

Informative(s):

- 1 Reasons for granting permission/consent:

No 9 Acton Street is one of a terrace of 4 houses built around 1830, listed Grade II. No.9 comprised 4 storeys plus a basement. Together with Nos.7 and 11, the property was subdivided into flats in 1983 prior to listing. Flat A comprises the lower ground and ground floor levels.

Planning consent is sought for the conversion of lower ground floor window openings, one each at the front and back of the property, to doorways to allow direct external access (as shown on the original drawings for the 1983 scheme), the replacement of one of the existing modern rear lower ground floor windows with a traditional box sash window, and the removal of the external spiral stairs to the balcony at the rear and repair of the railings to match existing.

The proposal which better organises the existing accommodation for current-day living is considered not to further harm the significance of the building and no amenity impacts are considered to arise from the proposals.

The Bloomsbury CAAC was consulted but no objections were received.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its setting and its features of special architectural or historic interest which it possesses; and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72, respectively, of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan (2021) and of the National Planning Policy Framework 2019.

- 2 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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, 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer