

Application ref: 2020/2683/P
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Date: 7 April 2021

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

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planning@camden.gov.uk

www.camden.gov.uk/planning

Metropolitan Development Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Russell Mansions
144 Southampton Row
Basement Flat
London
WC1B 5AJ

Proposal: Retrospective application for the installation of replacement windows and alterations to external walls.

Drawing Nos: SR/PL01Rev A, SR/PL02 Rev A, SR/PL03, SR/PL06 Rev A, 8269/3, 8269/4, 8269/10, 8269/11A, 8269/12, 8269/13A, 8269 SLP, Design and Access statement

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 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SR/PL01Rev A, SR/PL02 Rev A, SR/PL03, SR/PL06 Rev A, 8269/3, 8269/4, 8269/10, 8269/11A, 8269/12, 8269/13A, 8269 SLP, Design and Access statement.

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

Informative(s):

- 1 Reasons for granting permission

This application relates to a previously approved scheme (reference 2015/5605/P granted on 14/04/2016) for internal and external alterations to lower ground floor commercial unit in association with proposed change of use from B1 to C3. The initial approval was amended as part of minor material amendment application (2018/1869/P granted on 17/12/2018). This application seeks permission for retrospective works including to install replacement windows and alterations to external walls.

The proposed windows would be timber framed, in place of the previously approved aluminium framed French door on the rear elevation. The proposals would appear similar to other fenestrations detailing on the rear elevation of neighbouring properties. Officers do not consider the proposals would be detrimental to the host property's character and appearance.

Officers note that the existing lower ground rear extension is not visually prominent from within the public realm, and would be partially screened from the views of neighbouring properties. Therefore, it is considered that the installation of a rendered finish on the rear elevation would be acceptable in this instance. As such it would preserve the character and appearance of the conservation area.

Officers have given due regard to neighbouring amenity impacts and consider the proposed works would not result in significant amenity impacts given their modest scale.

No objections have been received from neighbouring properties. The site's planning history was taken into account when determining this application.

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 s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2019.

- 2 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.

- 3 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.

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