

Application ref: 2021/0887/P
Contact: Tony Young
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Date: 18 May 2021

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

Quinn Architects
Rochelle School
Arnold Circus
London
E2 7ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**51 Doughty Street
London
WC1N 2JS**

Proposal:

Alterations in connection with the enlargement of basement lightwell area to create open courtyard with new external stair and railings, including alterations to windows and doors, new stone pavers and associated works (following the removal of non-original walk-on rooflight, timber deck, steel structure and cavity walls).

Drawing Nos: A001 rev B, A010 rev B, A011 rev B, A015 rev B, A016 rev B, A020 rev B, A021 rev B, A025 rev B, A026 rev B, A100 rev B, A101 rev B, A105 rev B, A106 rev B; Design and access statement from Quinn Architects dated February 2021; Heritage statement from Quinn Architects dated May 2021.

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: A001 rev B, A010 rev B, A011 rev B, A015 rev B, A016 rev B, A020 rev B, A021 rev B, A025 rev B, A026 rev B, A100 rev B, A101 rev B, A105 rev B, A106 rev B; Design and access statement from Quinn Architects dated February 2021; Heritage statement from Quinn Architects dated May 2021.

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

Informative(s):

- 1 Reasons for granting planning permission:

The host building is a Grade II listed terraced house in the Bloomsbury Conservation Area and is located within a terrace of 23 houses completed by 1820. The rear extensions of the property were more recently constructed in the early 1980s and the rear has since been adapted further, most relevantly in 2015 (ref. 2014/5943/P) through the creation of an open rear basement courtyard and walk-on rooflight at ground floor level.

The proposed alterations would enlarge the basement courtyard area following the removal of the modern and non-original walk-on rooflight, timber deck, steel structure and cavity walls. The alterations would open up the lightwell area, allowing more light into the basement space, with access provided from ground floor level by means of a new black painted metal stair and railings. Existing doors and windows surrounding the kitchen terrace and basement lightwell would be carefully removed during the works and reinstalled within broadly similar openings. A new stone finish would pave the basement level floor.

All proposed works would be entirely at the rear of the property and within an existing contained lightwell space, and as such, the changes would not be visible from within the public realm and would have no impact on neighbouring amenity.

Overall, the proposal would result in an improved layout more sympathetic to the character and age of the property in terms of its design, proportions, location and materials, as well as, overcome issues of water ingress at the property. All alterations or removals would affect non-original fabric only and there would be no loss or harm to any historic fabric. As such, the proposal is considered to preserve the character and appearance of the host building and wider Bloomsbury Conservation Area, as well as, the special architectural and historic interest of the listed building, in compliance with Council policies and

guidance, and is acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 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 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.
- 4 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.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer