

Application ref: 2021/1257/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 14 June 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

Clifton Interiors
168
Regents Park Road
Primrose Hill
London
NW1 8XN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Manley Street
London
NW1 8LT

Proposal: Installation of terrace access structure at main roof level and walk-on skylights at first floor and main roof level; replacement metal balustrades at ground, first and roof levels to rear; alterations to fenestration including enlarged door to ground floor terrace

Drawing Nos: 39106_03_ES; 39106_02_P; 39106_01_P; PA-002, PA-001, PA-100, PA-101 (Rev A), PA-102 (Rev B), PA-103 (Rev A), PA-200, PA-201 (Rev A), PA-300 (Rev A), PA-301 (Rev B), PA-302 (Rev A), PA-303 (Rev A), Design statement

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:
39106_03_ES; 39106_02_P; 39106_01_P; PA-002, PA-001, PA-100, PA-101 (Rev A), PA-102 (Rev B), PA-103 (Rev A), PA-200, PA-201 (Rev A), PA-300 (Rev A), PA-301 (Rev B), PA-302 (Rev A), PA-303 (Rev A), Design statement

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves several elements that were approved under planning permission ref. 2012/2167/P and could still be carried out as the permission has been implemented. At main roof level it is proposed to install a new box skylight to enable easier access to the roof terrace. Its height would not exceed that of the parapet wall and so would have very limited visual impact on views of the rear elevation. The existing metal balustrades would be replaced with upgraded metal balustrades. At upper ground floor level it is proposed to replace a single timber door with a double timber framed door and at lower ground floor replace a timber door with another timber door of very similar design and proportions. These alterations would be in discreet locations and would not have a visual impact on the host property.

Additional elements include new flush walk-on skylights to the terraces at first floor level and at main roof level. These would not be visible and are acceptable. A flue would be installed on the front elevation beneath upper ground floor window level. It would be appropriately sized and painted white to blend into the stucco so as to limit its visual impact.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The roof terraces already exist and so the scheme would not facilitate any new views or opportunities for overlooking.

An objection was initially received from the Primrose Hill CAAC but subsequently withdrawn following revisions to the scheme involving the removal of an additional door proposed at first floor level. The planning history of the site has been taken into account when coming to this decision.

As such, 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 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



Daniel Pope
Chief Planning Officer