

Application ref: 2021/1215/P
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Date: 13 August 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
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Norton Ellis Architects Ltd
Greenside House
50 Station Road
London
N22 7DE

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:

Erection of glazed single storey rear extension at ground level with new stair for access into the garden, following demolition of existing glazed canopy with glazed side walls and removal of existing stair, all to dwelling.

Drawing Nos:

310-000 Site Location Plan - OS Map; 310-004 Existing Plans - Glass Conservatory; 310-400 Glazed Sliding Door; 310-401 Sliding Door Details_ Plan; 310-402 Sliding Door Details_Threshold; 310-403 Sliding Door Details_ Eaves & Wall Junction; 310-005 Existing Rear Elevation, Section AA & Side Elevations - Glass Conservatory; 310-105 Proposed Rear Elevation, Section AA & Side Elevations - Glass Conservatory; Design & 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 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 if in CA] 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:

310-000 Site Location Plan - OS Map; 310-004 Existing Plans - Glass Conservatory; 310-400 Glazed Sliding Door; 310-401 Sliding Door Details_Plan; 310-402 Sliding Door Details_Threshold; 310-403 Sliding Door Details_Eaves & Wall Junction; 310-005 Existing Rear Elevation, Section AA & Side Elevations - Glass Conservatory; 310-105 Proposed Rear Elevation, Section AA & Side Elevations - Glass Conservatory; Design & Access Statement.

Reason:

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission [delegated]:

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 replacement of the existing dilapidated glazed terrace with a new glass conservatory.

The proposal is considered not to further harm the significance of the building and no amenity impacts are considered to arise from the proposal.

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

The proposed development is in general accordance with the London Borough

of Camden Local Plan, with particular regard to policy D2 (Heritage). The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

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.

The application has been advertised in the press and by means of a site notice. The Bloomsbury CAAC was consulted but no objections were received.

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 2021.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer