

Application ref: 2020/5747/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 19 October 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

Squire Heritage Consulting
7 Copper Beeches
Harpenden
AL5 5LW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
84 Cleveland Street
London
W1T 6NG

Proposal:

Installation of security railing and gate along the front boundary of Cleveland Street and Grafton Way.

Drawing Nos: 02 REVA, 08 REVA, SHC06, Proposed ground floor plan, proposed elevation with railings, Planning Statement commissioned by Squire Heritage Consultance dated 10.03.2020 and Heritage Statement commissioned by Squire Heritage Consultance dated 10.03.2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 The railings and plinth shall match the existing in profile and material, as closely as possible, in colour and texture those on the north side of the building on Grafton Way 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 02 REVA, 08 REVA, SHC06, Proposed ground floor plan, proposed elevation with railings, Planning Statement commissioned by Squire Heritage Consultance dated 10.03.2020 and Heritage Statement commissioned by Squire Heritage Consultance dated 10.03.2020.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of metal railings and gate fronting the Cleveland Street elevation.

The introduction of new railing and gate on the west side of no 84 would be similar to the existing railing on Grafton Way, this would allow the continuity of the railing that would offer increase security to the existing residents of the flats. Whilst, allowing the building to be seen as a complete composition at ground floor level. The design would be conditioned to be identical to the historic railings to the north side of Grafton Way and would be painted black. This was recommended by the Fitzroy Square CAAC and would ensure they are sympathetic to the appearance of the boundary treatment and the prevailing character of the surrounding conservation area. Therefore, the size, scale and quantity of the proposed railings would not be harmful to the appearance of the host building or the surrounding conservation area, and would be in general accordance with the Council's streetscape design manual.

Given the nature of the works and their siting there would be no impact on the amenity of adjoining residential occupiers.

The comment received from Fitzroy Square CAAC was taken into account prior to making this decision. The planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has also been attached to the desirability of preserving or enhancing the conservation area.

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

2021.

- 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 2021.

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