

Application ref: 2021/5327/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 7 December 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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**61 Birkenhead Street
London
WC1H 8BB**

Proposal:

Replacement of balustrade to the rear terrace, minor changes to the roof level layout, and replacement of all windows (Retrospective)

Drawing Nos: (00)_001 rev C, (00)_302 rev A, (00)_202 rev B, (00)_104 rev E, (00)_102 rev H, (00)_301 rev A, (00)_203 rev B, (00)_103 rev G, (00)_201 rev C, (00)_099 rev G, (00)_200 rev C, (00)_101 rev H, (00)_100 rev G, (01)_301 rev C, (01)_202 rev B, (01)_104 rev C, (01)_102 rev C, (01)_300 rev C, (01)_203 rev B, (01)_203 rev C, (01)_201 rev B, (01)_099 rev C, (01)_200 rev C, (01)_101 rev C, (01)_100 rev C, letter dated 25 October 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 The development hereby permitted shall be carried out in accordance with the following approved plans: (00)_001 rev C, (00)_302 rev A, (00)_202 rev B, (00)_104 rev E, (00)_102 rev H, (00)_301 rev A, (00)_203 rev B, (00)_103 rev G, (00)_201 rev C, (00)_099 rev G, (00)_200 rev C, (00)_101 rev H, (00)_100 rev G, (01)_301 rev C, (01)_202 rev B, (01)_104 rev C, (01)_102 rev C, (01)_300 rev C, (01)_203 rev B, (01)_203 rev C, (01)_201 rev B, (01)_099 rev C, (01)_200 rev C, (01)_101 rev C, (01)_100 rev C.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The application site was recently refurbished as part of planning permission ref: 2018/3956/P to provide a cancer support / therapy centre. Works have progressed on site and during the implementation of these works, minor elements have been constructed which do not benefit from planning consent. This application seeks to regularise these works, namely, the installation of a replacement balustrade to the rear terrace and minor changes to the layout of the roof.

The new balustrade is constructed of a perforated metal and replaces the former timber structure. It would be 263mm taller than the existing but is of a higher quality design and is considered acceptable in this rear location.

At roof level, the proposals involve changes to the number and location of roof lights compared to the approved scheme. The rooflights would not be visible in public views, but visible only from very limited private viewpoints where they would be a discreet addition to the host building.

The proposals also involve the replacement of the existing windows. The windows are of a similar design to the existing and are not considered to significantly alter the appearance of the existing building.

Overall, the proposals are considered minor in nature and would preserve the character and appearance of the host building and this part of the conservation area.

Given the presence of the existing timber balustrade, the proposed replacement would not materially impact neighbouring amenity by way of loss of daylight or outlook as the replacement would not be significantly taller.

Likewise, the proposed rooflights would not result in harmful overlooking due to their location at roof level.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 2013.

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 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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer