

Application ref: 2021/5467/P
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Date: 20 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Mobile Studio Architects
Unit A108
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London
E8 2EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ormonde Mansions
Flat 28
110 A Southampton Row
London
WC1B 4BS

Proposal:

Enlargement of 4th floor balcony on rear elevation to extend its depth.

Drawing Nos: SOU_: 001. 002A, 003A, 004A, 150A, 250A, 350A, 450A, 461, 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 The development hereby permitted shall be carried out in accordance with the following approved drawings: SOU_: 001. 002A, 003A, 004A, 150A, 250A,

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 proposal to extend the depth of the balcony to flat 28 on the fourth floor from 1m to 2m should not result in any undue loss of amenity for any neighbouring occupiers.

The main effect would be on the balcony on the third floor. The proposal would add 1m to the depth of the balcony above the third floor flat, directly above its balcony. However, this third floor balcony serves a non-habitable room (i.e. a kitchen) which has less need for direct sunlight/daylight. In any event, given the juxtaposition of the balcony with the existing 4 storey buildings on both sides (which already screen the sun for large parts of the day) there would not be a significant reduction in light. There would be no significant increase in overshadowing of the existing third floor balcony as a result of the proposal.

The proposal would not result in any additional overlooking of any rooms or private amenity spaces and, as a result of its location against a buttress wall, it would not result in an undue sense of enclosure for any neighbouring occupiers. The additional depth to the balcony would not obscure the aspect from the third floor balcony, which would retain an unaffected outlook to the rear.

The proposal would be unlikely to result in significantly increased noise from the balcony such that it would cause undue disturbance for any neighbouring occupiers.

Due to its location at the rear of the property, of limited visibility in the public realm and partly screened by a large buttress wall, the 1m deep extension to the balcony would not harm the character or appearance of the host property or 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 application site's planning history (including planning application

2021/5466/P for a similar proposal on the third floor for flat 26 Ormonde Mansions) 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 London Borough of 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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer