

Application ref: 2021/5825/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 24 February 2022

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

Vivienne Goddard
154 Twickenham Road
Leytonstone
LONDON
E11 4BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**112 Cleveland Street and 10 Warren Mews
London
W1T 6PA**

Proposal:

External alterations to front to partially open the front lightwell with railings surround and new pavement lights, new door at basement level, and new window to the rear at first floor.

Drawing Nos: A001 Rev. 00; A100 Rev. 00; A101 Rev. 00; A121 Rev. 00; A120 Rev.00; A200 Rev. 01; A201 Rev. 01; A211 Rev. 00; A251 Rev. 01; A400 Rev. 00; A501 Rev. 00; A500 Rev. 00.

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 shall be carried out in accordance with the following approved plans:

A001 Rev. 00; A100 Rev. 00; A101 Rev. 00; A121 Rev. 00; A120 Rev.00;
A200 Rev. 01; A201 Rev. 01; A211 Rev. 00; A251 Rev. 01; A400 Rev. 00;
A501 Rev. 00; A500 Rev. 00.

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

- 2 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).

- 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The current application is a resubmission of application reference number 2020/1793/P granted consent on 07/10/2020. Wrong drawing numbers have been issued on the decision notice and this application aims to rectify that.

The proposal is to partially open the front lightwell and install glass blocks in front of the ground floor access to the premises and railings around the void areas. The proposed railings would be painted black and have a simple design and match the post and rail heads of neighbouring properties. The existing door at basement level would be replaced with a new timber door which is accepted.

A new window is also proposed within the rear elevation at first floor, similar to the existing first floor window which is accepted.

The proposed alterations would preserve the character and appearance of the host building, the streetscene and wider Fitzroy Square 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.

Due to their minor nature and location, the proposed alterations will not harm the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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