

Application ref: 2021/5755/P
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Date: 23 March 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

MORENO MASEY LTD
Working From Southwark
32 Blackfriars Road
LONDON
SE1 9PB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Market House
12-16 Parker Street
London
WC2B 5PH

Proposal:

Replacement of fenestration and doors to front, rear and side elevations; removal of existing awning and replacement of soffit and fascia to rear elevation; all at 4th and 5th floor levels.

Drawing Nos: 001 Rev. P1; 002 Rev. P1; 010 Rev. P1; 011 Rev. P1; 012 Rev. P1; 020 Rev. P1; 021 Rev. P1; 022 Rev. P1; 110 Rev. P1; 111 Rev. P1; 112 Rev. P1; 120 Rev. P1; 121 Rev. P1; 122 Rev. P1; 130 Rev. P1 (Proposed Door Details); 130 Rev. P1 (Existing Roof Photographs); 131 Rev. P1; Planning and Heritage Statement dated Nov 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:
001 Rev. P1; 002 Rev. P1; 010 Rev. P1; 011 Rev. P1; 012 Rev. P1; 020 Rev. P1; 021 Rev. P1; 022 Rev. P1; 110 Rev. P1; 111 Rev. P1; 112 Rev. P1; 120 Rev. P1; 121 Rev. P1; 122 Rev. P1; 130 Rev. P1 (Proposed Door Details); 130 Rev. P1 (Existing Roof Photographs); 131 Rev. P1; Planning and Heritage Statement dated Nov 2021

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.

This application relates to a two-bedroom flat and annex situated over the fourth and fifth floors of a modern block of flats known as 'Market House'.

The proposal is acceptable in design terms. The like-for-like replacement of the existing timber windows and timber and aluminium doors serving the existing terraces is uncontentious in design terms. The new metal doors replacing the existing french doors at 5th floor are acceptable in design terms. The removal of the awning to the rear fourth floor terrace and like-for-like replacement of the timber soffit and fascia would also have a positive impact on the appearance of the property.

The proposal would have no impact on the residential amenity as currently enjoyed by neighbouring residents.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan. 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