

Application ref: 2022/1272/P  
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Date: 10 June 2022

**Development Management**  
Regeneration and Planning  
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2 Cardinal Street  
IPSWICH  
IP1 1LG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**53 Charlotte Street**  
**London**  
**Camden**  
**W1T 4PA**

#### **Proposal:**

Details of all new windows and doors, new railings and sound insulation as required by conditions 4 (a),(b) and 5 of planning permission 2021/2339/P dated 04/02/2022 for Change of use of basement from ancillary retail storage space (Class E) to a residential studio flat (Class C3), excavation of front lightwell and installation of metal railings. Drawing Nos: 305 Rev: A; 306 Rev: A; Sound Insulation Acoustic Design Report by Venta Acoustics VA4083.220301.ADR dated 1 March 2022.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

##### **1 Reasons for granting permission:**

Details of all new windows and doors, railings, and internal sound insulation as required by conditions 4 (a),(b) and 5 of planning permission 2021/2339/P dated 04/02/2022 for Change of use of basement from ancillary retail storage space (Class E) to a residential studio flat (Class C3), excavation of front lightwell and installation of metal railings, have been provided.

The proposed windows would be double glazed, timber sash with mid-rail, which would match to the ones within the host building at the upper floors. The proposed doors would be timber with double glazed windows. Their appearance and details would fit in with the character of the building, streetscene and wider Conservation area.

The details provided are considered sufficient to discharge condition 4 a). The proposed railings would be traditional wrought iron, painted black, with decorative toppers. The plinth would be installed in new cast stone upstand of Portland colour. The proposed railings would therefore fit in with the character of the host building, streetscene and wider Conservation Area.

The details provided are considered sufficient to discharge condition 4 b). A Noise Assessment has been provided which details sound insulation measures to party floor between the ground and basement levels, party wall, and external wall junctions, as well as architectural detailing to be considered. Subject to the proposed measures it is considered the new residential accommodation would be adequately sound insulated. The details provided are considered sufficient to discharge condition 5.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area and would ensure the residential accommodation would be adequately insulated.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref planning permission 2021/2339/P dated 04/02/2022, which need details to be submitted, have been approved.

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 written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer