

15 Colville Place, W1T 2BN refs. 2021/4236/P
and 2021/5602/L



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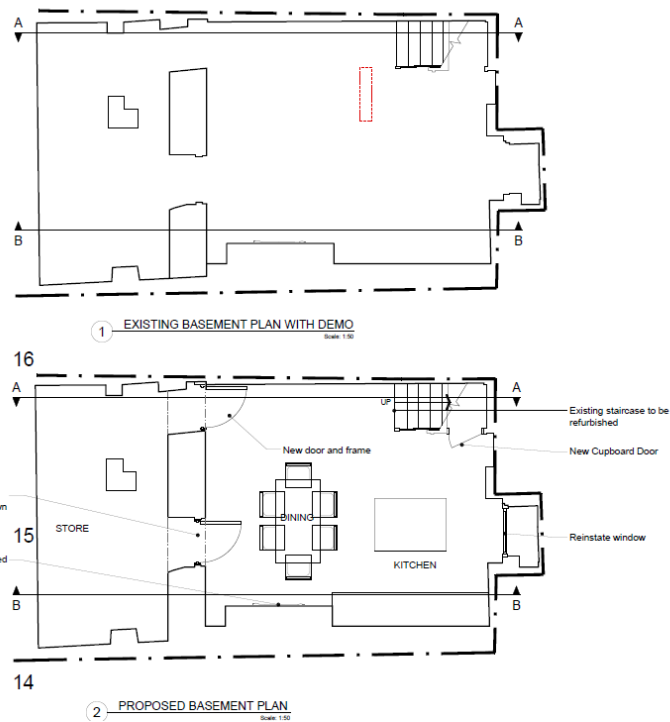


Image 1 (above): Existing and proposed basement plan showing internals works

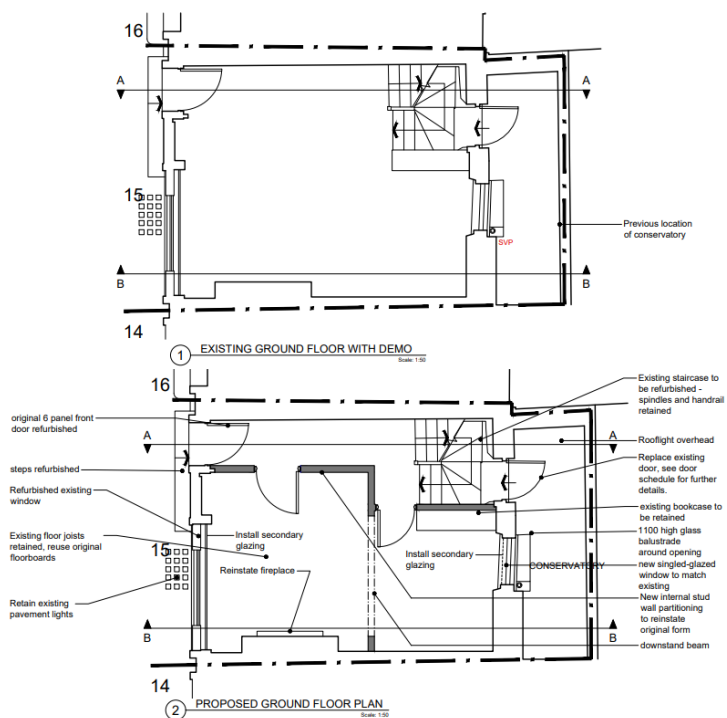


Image 2 (above): Existing and proposed ground floor plans showing internals works

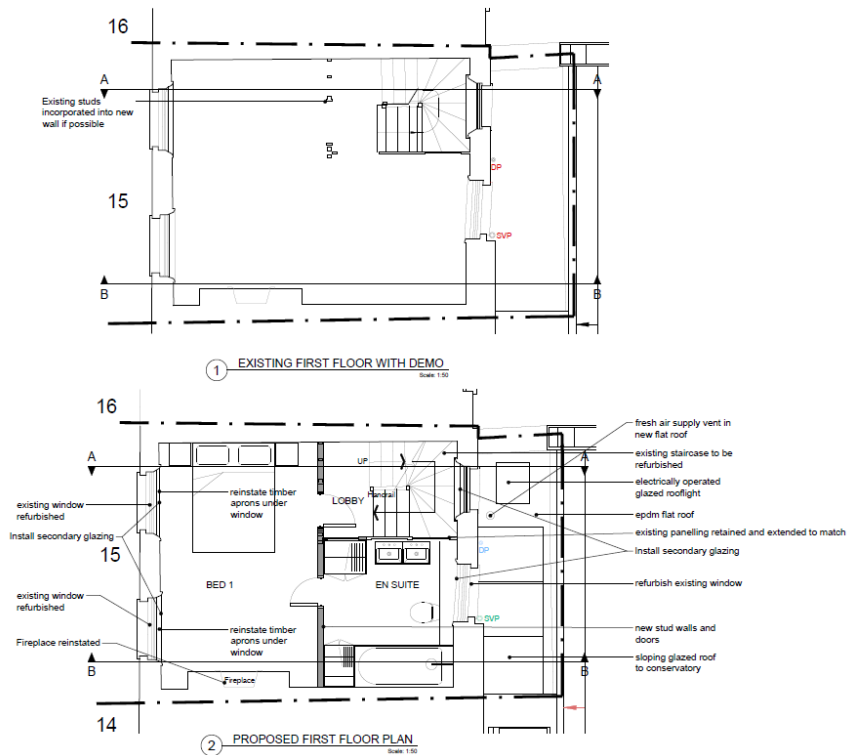


Image 3 (above): Existing and proposed plans of the first floor showing internal and external alternations proposed

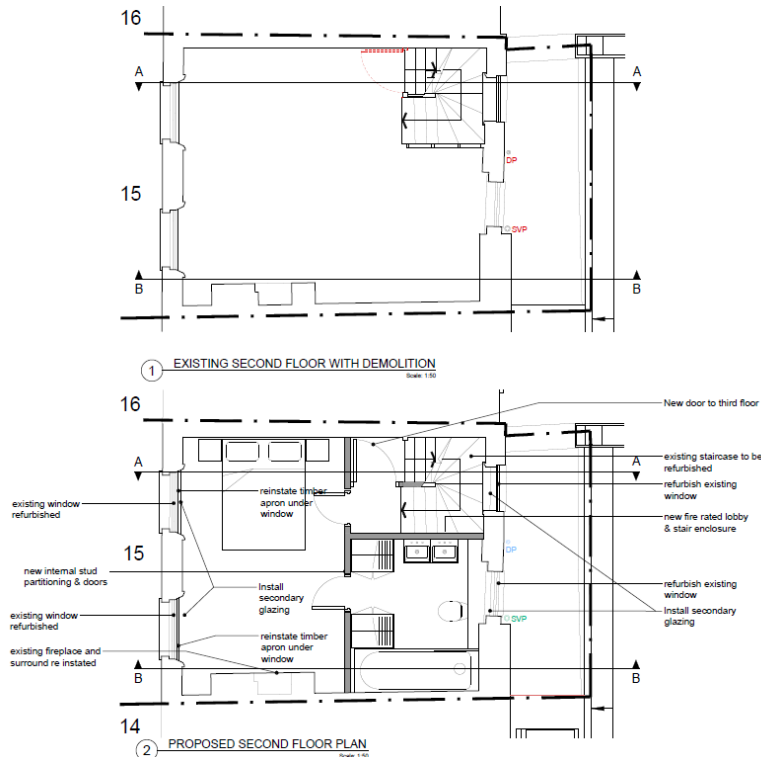


Image 4 (above): Existing and proposed plans of the second floor showing internal and external alternations proposed

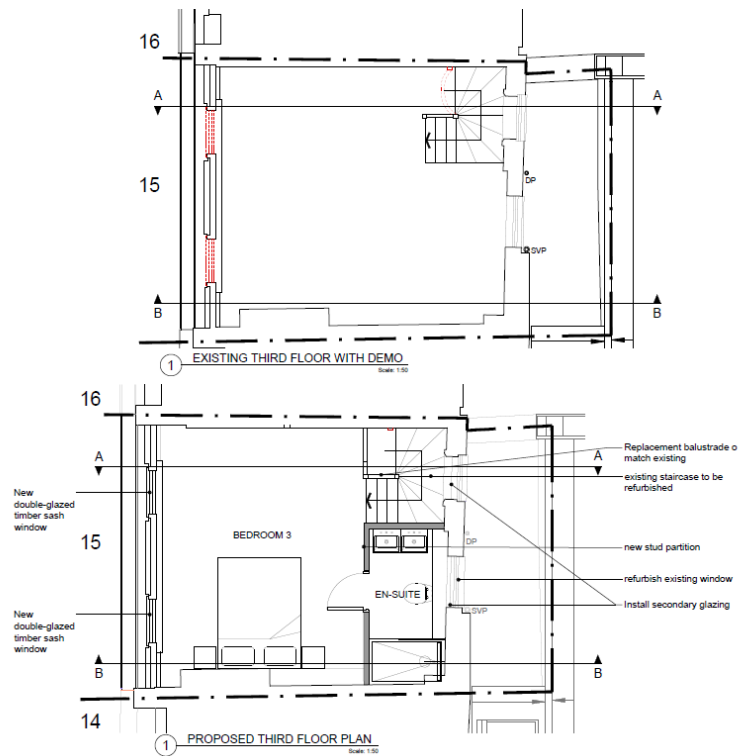


Image 5 (above): Existing and proposed plans of the third floor showing internal and external alternations proposed

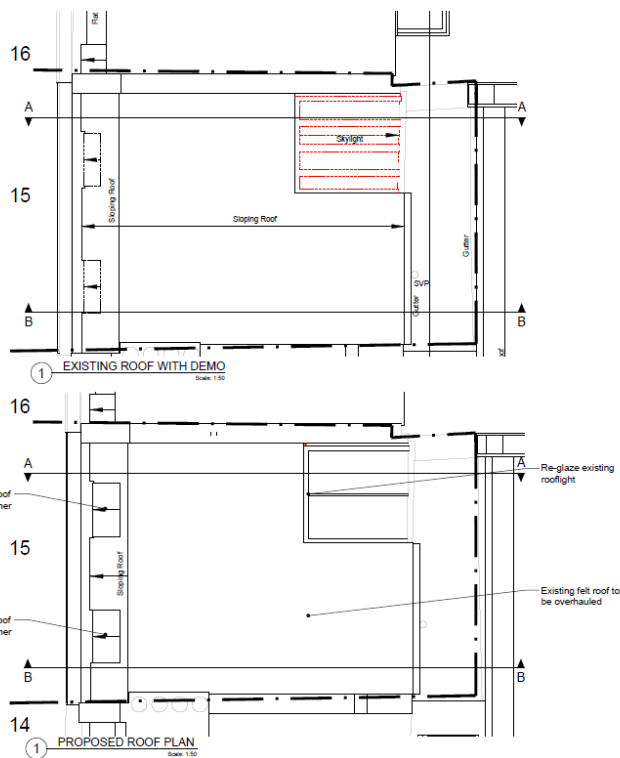


Image 6 (above): Existing and proposed plans of the roof showing internal and external alternations proposed



Image 7 (above): Existing front elevation



Image 8 (above): Proposed front elevation



Image 9 (above): Existing rear elevation

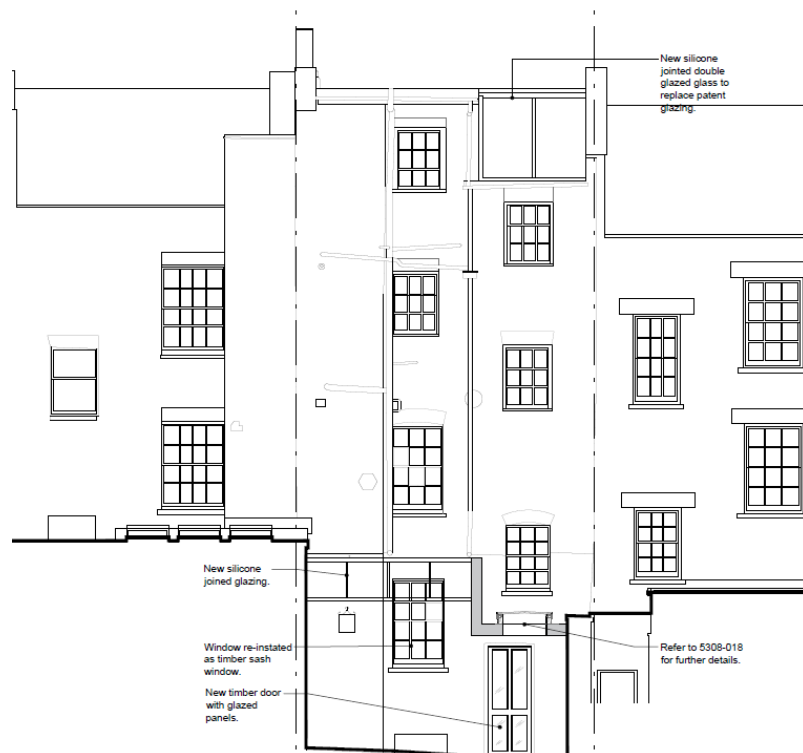


Image 10 (above): Proposed rear elevation

ADDENDUM	Analysis sheet		Expiry Date:	27/10/2021
	N/A / attached		Consultation Expiry Date:	19/12/2021
Officer		Application Number(s)		
Enya Fogarty		i) 2021/4236/P ii) 2021/5602/L		
Application Address		Drawing Numbers		
15 Colville Place W1T 2BN		See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.				
Recommendations:	(i) Grant conditional planning permission (ii) Grant conditional Listed Building Consent			
Application Types:	(i) Householder Planning Permission (ii) Listed Building Consent			

ADDENDUM REPORT

Background

These applications were previously presented to members on May 3rd. They were recommended for approval, subject to conditions, but the Bloomsbury Conservation Area Advisory Committee (BCAAC) requested an additional two weeks to review the revisions, owing to not having had sight of them, and the panel decided to defer the application to allow this.

Having viewed the revisions, the BCAAC have agreed that the proposed works are by and large restorative and would reinstate historic and architectural features. The BCAAC's concerns are summarised in the report for the application (included in this pack) and they are addressed in the Officer comments and assessment. The BCAAC did request that conditions be attached to the decision(s) in respect of the design of the windows, the method and appearance of the cleaning and repointing of historic brickwork and details of any of the alterations at rear. Conditions requiring details of the new windows at 1:20 (in the planning permission) and a Method Statement for the replacement of the windows (in the Listed Building Consent) are therefore now included on the decision notices.

The report for the applications, including description of the site, planning history, relevant planning policies and assessment is attached below.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Appendix – Previous Members Briefing Report

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/10/2021
		N/A / attached	Consultation Expiry Date:	19/12/2021
Officer			Application Number(s)	
Enya Fogarty			i) 2021/4236/P ii) 2021/5602/L	
Application Address			Drawing Numbers	
15 Colville Place London W1T 2BN			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.				
Recommendation:	i) Grant householder planning permission subject to conditions ii) Grant listed building consent subject to conditions			
Application Type:	i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 19/11/2021 (consultation end date 13/12/2021) for both applications. The development was also advertised in the local press on the 25/11/2021 (consultation end date 19/12/2021) for both applications.			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	2 letters of objection were received from the owners / occupiers from unknown addresses. Their concerns are summarised as follows; <div><div>1. There is no justification for altering the front window shape into a wider shop window style.</div><div>2. Concerns with digging out the vault and the impact on the listed building</div><div>3. Internally works were undertaken without listed building consent and a breach has occurred.</div><div>4. The use of aluminium material on the conservatory is out of keeping</div><div>5. The conservatory at the back cannot be allowed to go higher than the adjoining external wall as it will result in overlooking</div><div>6. Due to the increase in bedrooms, it is believed that the property will be rented out as an Air B&B</div></div> <u>Officer's response:</u> <div><div>1. No changes are proposed to the front window on the ground floor. Please see section 2.1 of the officer's report (below)</div><div>2. No excavation of the vault is proposed. Please see section 2.1 of the officer's report (below)</div><div>3. A planning enforcement case is currently open and under investigation. Please note that an enforcement officer visited the property and requested the applicant to submit a planning application to remedy the breach. This application has been submitted in response to the enforcement case.</div><div>4. Please see section 4.8 of the officer's report (below). The limited use of aluminium on the ground floor conservatory at the rear would not harm the merits of the Listed building or the character or appearance of the Conservation Area.</div><div>5. Due to the size design and location of the conservatory it is considered that it would not result in overlooking into any neighbouring properties</div><div>6. The council cannot enforce on a potential future use. If the property does become in use as an Air B&B, then any breach would need to be reported to the enforcement team and so they can investigate accordingly.</div></div>			
Bloomsbury CAAC:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <div><div>1. The existing basement shows the complete demolition of the original front wall in the basement would harm the historic fabric of the listed building</div><div>2. It is completely unclear how fireplaces and staircases will fit in on this different floor level and it is highly likely that a structural engineer, because of his liability, would insist on new joists once the existing ones had been exposed.</div><div>3. Regarding the exterior we are against ground level fenestration – it destroys the symmetry with the twin house next door with its characteristic window panels, which appear to be of some age due to the flush-beaded panelling and almost certainly</div></div>			

	<p>existed at the time of listing.</p>
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Officer's response:

1. *Please see section 2.1 of the officer's report (below)*
2. *Proposed plans have been revised which clearly show which fireplaces and staircases will be retained and refurbished. Additionally, the joists would be retained.*
3. *Please see section 2.1 of the officer's report (below). The significant window on the ground floor at the front is not proposed to be changed. It is proposed to be refurbished.*

Site Description

The subject property is located on the southern side of Colville Place, and is a four storey (including mansard) mid-terraced building with a basement. The site is located within the Charlotte Street Conservation Area, and the predominant pattern of development on Colville Place is residential with commercial premises located on Charlotte and Goodge Streets. The dwelling is a grade II listed building and is noted in the conservation area statement as being a positive contributor to the conservation area.

Relevant History

The planning history for the application site can be summarised as follows:

The application site has no relevant planning permission

Host property

Enforcement case

EN21/0582 - Unauthorised work to listed building. Enforcement case opened 08/07/2021. The enforcement officer visited the subject property and recommended the owner to submit a planning application and listed building consent application to remedy the breach. The owner has submitted the applications and works proposed are considered acceptable by officers. As such the enforcement case would be closed if the applications are approved.

Historic applications

03/07/1990 - Retention of external alterations including rear extension redesigned pipework at rear and two rear dormer windows. **Granted on 28/01/1990**

26/04/1988 - Retention of alterations including installation of dormers to the front. **Refused on 14/09/1989**

Neighbouring properties

2 Colville Place

2020/5276/P - Alterations at front and rear, including replacement of rear stairwell window with enlarged double glazed window, replacement of bi-folding patio doors and glass balustrade at top floor level with aluminium framed sliding doors and black metal railing, insertion of rooflights to rear and flat roof spaces, alterations at street level to replace fixed skylight and entrance door, and replacement of glass roof to rear infill with new solid roof and skylight. **Granted 26/03/2021**

9 Colville Place

2018/2040/P - Replacement timber casement windows with timber sash windows including enlargement of ground floor window to front elevation of existing dwelling house (Class C3) **Granted 23/07/2018**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

- CPG Home Improvements (2021)
- CPG Transport (2021)

Conservation Statements:

- Charlotte Conservation Area Appraisal and Management Plan 2008

Assessment

1. The proposal

1.1. Planning permission and listed building consent are sought for the following works:

Internal works:

- Existing staircase to be refurbished from basement level to second floor
- Rear window to be reinstated at basement level
- Installation of 2 doors into the existing vault at basement level
- Fireplaces reinstated and refurbished from basement level to second floor
- Existing bookcase to be retained at ground floor level
- Installation of stud walls at ground floor level
- Existing floor joints retained and original floorboards at ground floor
- Reinstall timber aprons at first floor level
- Install stud walls and door first and second floor level
- Installation of internal new door at second floor level
- Installation of stud partition at third floor level
- Replacement of existing balustrade at third floor level to match existing

External works:

- Front door to be refurbished with a six panel door
- Front steps refurbished
- Replace existing rear door
- Installation of a single glazed rear window to match existing at ground floor level
- Enlarging the existing rear conservatory with a flat roof and rooflight
- Front and rear windows to be refurbished and glazed at 1st and 2nd floor level
- Installation of front double glazed timber sash windows at third floor and roof level
- Installation of new double glazing to rooflight at rear (3rd floor level)
- Alteration to roof over new windows in front roof slope
- Existing felt roof to be overhauled

2. Revisions

2.1 During the course of the application revisions made to the proposed scheme. These can be summarised as follows:

- Removal of the shopfront works
- No demolition of the rear window or wall at basement level
- The pavement light retained at basement level
- The rear window be reinstated at basement level
- Floorboards retained where possible
- Kinks in the bathroom walls are removed at first and second floor
- Lime plaster used instead of new plasterwork for masonry
- Iron grille removed from front pavement

2.2 The revisions to the scheme do not affect the description of development or raise issue of possible amenity or heritage harm therefore were accepted as amendments without needing further consultation.

3. Assessment

The principal considerations material to the determination of this application are as follows:

- Design, Heritage and Conservation
- Amenity

4. Design and Conservation

- 4.1. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.2. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 4.3. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Application site and assessment of significance

- 4.4. The application site is a grade II listed building. The property was built around 1766 by John Colville. Number 15 Colville Place is one of 6 other listed houses within the mews. Each house has two sash windows on the first and second floors, an entrance door on the ground floor, with rectangular fanlight and one window on the ground floor. Some of these ground floor windows are similar to traditional style shop windows. Old lamp standards stand in the centreline where the sloping pavement from each side met.

Assessment of proposals

- 4.5. Internally, the proposal includes refurbishing the fireplaces from basement to second floor level and refurbishing the existing staircase from basement to second floor level. At basement level the proposal includes installation of two new doors and frames to the existing vault, reinstating the rear window, and installing a cupboard door. At ground floor level, the works include installing new internal walls and beams to create two internal rooms and retaining the existing joints. At first floor level, the proposals include reinstating the timber aprons under the window, existing panelling to be retained and extended to match and the installation of stud walls and doors to create two internal rooms. At second floor level the proposals would include reinstating the timber aprons under the window, a new door to be installed, installing a fire rated lobby and a stair enclosure and new internal stud partitioning and doors. Lastly, at third floor level, new stud partitions would be installed to create two rooms.
- 4.6. The original front wall of the basement is not – as suggested by the Bloomsbury CAAC – to be removed and the existing fireplaces and staircases which the CAAC refer to are to be reinstated and refurbished. The drawings similarly indicate the retention of existing joists and reuse of existing floorboards and the CAAC’s concerns regarding the need for new joists are not considered likely to be founded given the nature of the restorative works. The proposals would reinstate and refurbish internal features to the benefit of the heritage value of the Listed building. The internal works are thus considered to preserve the special historic significance of the listed building and its setting.

- 4.7. Externally, at ground floor level the front elevation door would be refurbished with a six panel timber door, the front steps and the existing front window are to be refurbished. These alterations are considered minor and to not cause harm to the historic significance of the host building. At the rear, at ground floor level, the replacement timber door and replacement sash window would be sensitive and discreet, respecting the character and appearance of the listed building and conservation area. The enlargement to the existing conservatory by way of the installation of a rooflight and flat roof would be subordinate and of no harm to the architectural and historic merits of the Listed building.
- 4.8. At first and second floor level, the front and rear sash windows are to be refurbished and installed with secondary glazing. The secondary glazing would not harm the external appearance of the building. At third floor level, new double glazed timber sash windows are to be installed to the front of the property. The installation of the new timber sash windows would not harm to the architectural character of the listed building and the streetscene. To the rear the existing windows are to be refurbished and secondary glazing to be installed. Like at the front, the installation of secondary glazing into replacement timber sash windows would not harm the appearance of the Listed building.
- 4.9. At roof level, the re-glazing of the existing rear rooflight would be visible from private vantage points from neighbouring properties. The re-glazing of the rooflight and the overhauling of the existing roof is considered acceptable and would not cause harm to the historic significance of the host building. It should also be noted that on the front elevation the planters would be removed and the brickwork would be cleaned, repaired and repointed. These minor alternations would improve the appearance of the listed building and are considered acceptable and would not cause harm to the historic significance of the host building.
- 4.10. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.
- 4.11. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Charlotte Street Conservation Area, meeting the statutory tests set out in the NPPF and complying with policies D1 and D2 of the Camden Local Plan.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. Due to the location, size and nature of the proposals they would not harm the amenity of any neighbouring properties in terms of the loss of light, privacy, outlook, unacceptable light spill or a sense of enclosure.
- 5.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

6. Conclusion and Recommendation

- 6.1 In conclusion, the proposed works would preserve the significance and setting of the listed building and the character and appearance of the Charlotte Street Conservation Area. As such, the proposals are considered to accord with the requirements of policies D1 and D2 of the Camden Local Plan and it is recommended that planning permission and listed building consent are granted subject to relevant conditions.



Application ref: 2021/4236/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 9 June 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

DRY ARCHITECTS
48 Charlotte Street
London
W1T 2NS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Colville Place
London
W1T 2BN

DECISION

Proposal:

Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.

Drawing Nos: 5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) A sample of the degree of brickwork cleaning proposed;
- b) A method statement relating to the repointing of the brickwork;
- c) Detailed drawings at 1:20 of the proposed third-floor windows.
- d) Detailed drawings at 1:20 of the junction between the glazed lean-to and the rear of the host building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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

Chief Planning Officer

Application ref: 2021/5602/L
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 9 June 2022

Development Management
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DRY ARCHITECTS
48 Charlotte Street
London
W1T 2NS

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Colville Place
London
W1T 2BN

DECISION

Proposal:

Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.

Drawing Nos: 5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND

HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The refurbishment of windows shall be carried in accordance with the details approved in the Method statement.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

DRAFT

DECISION

Application ref: 2021/5602/L
Contact: Enya Fogarty
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DRY ARCHITECTS
48 Charlotte Street
London
W1T 2NS

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Colville Place
London
W1T 2BN

DECISION

Proposal:

Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.

Drawing Nos: 5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND

HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The refurbishment of windows shall be carried in accordance with the details approved in the Method statement.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

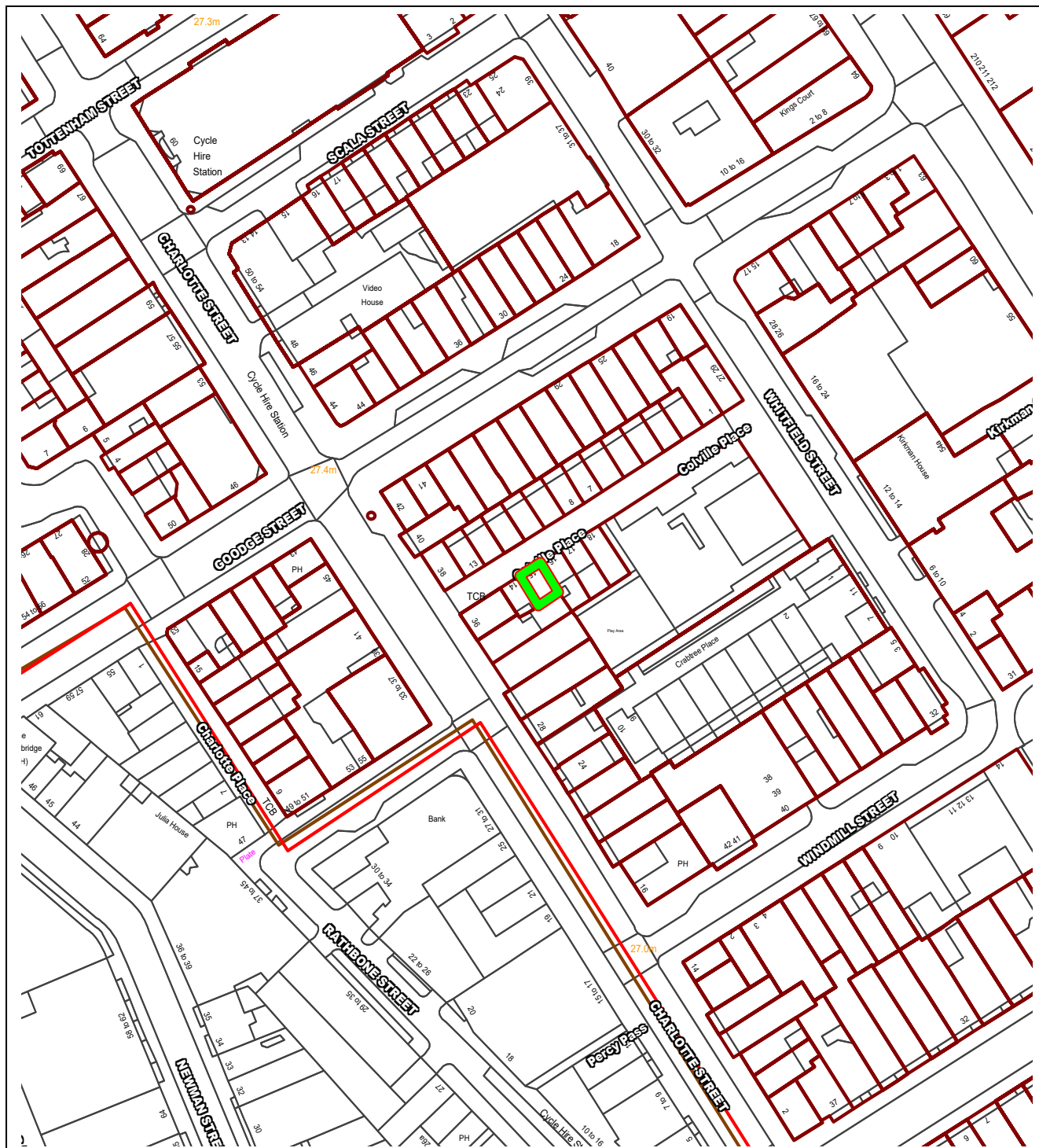
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

DRAFT

DECISION

15 Colville Place, W1T 2BN refs. 2021/4236/P and 2021/5602/L



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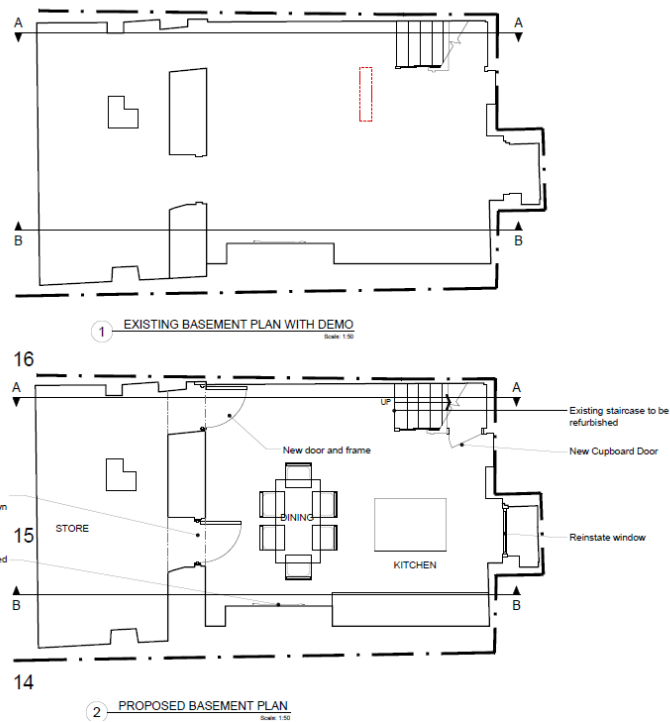


Image 1 (above): Existing and proposed basement plan showing internals works

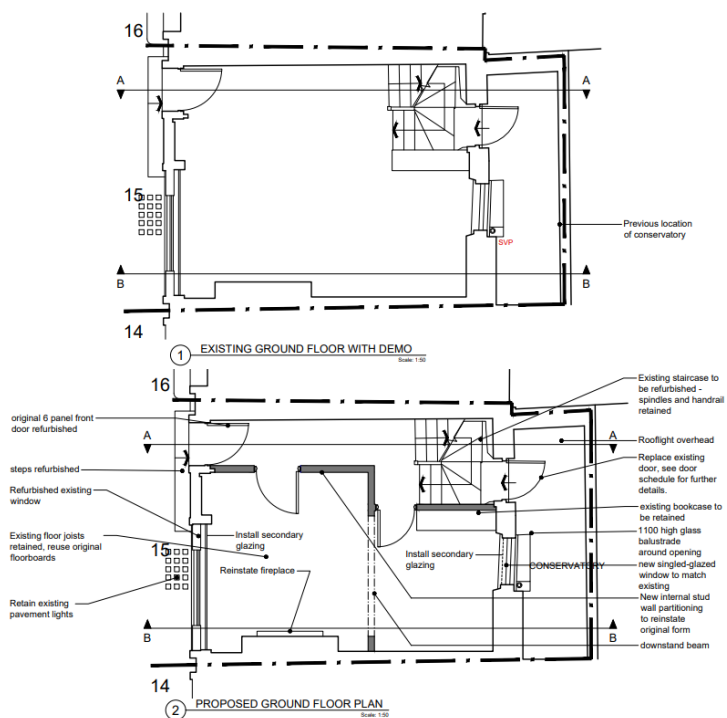


Image 2 (above): Existing and proposed ground floor plans showing internals works

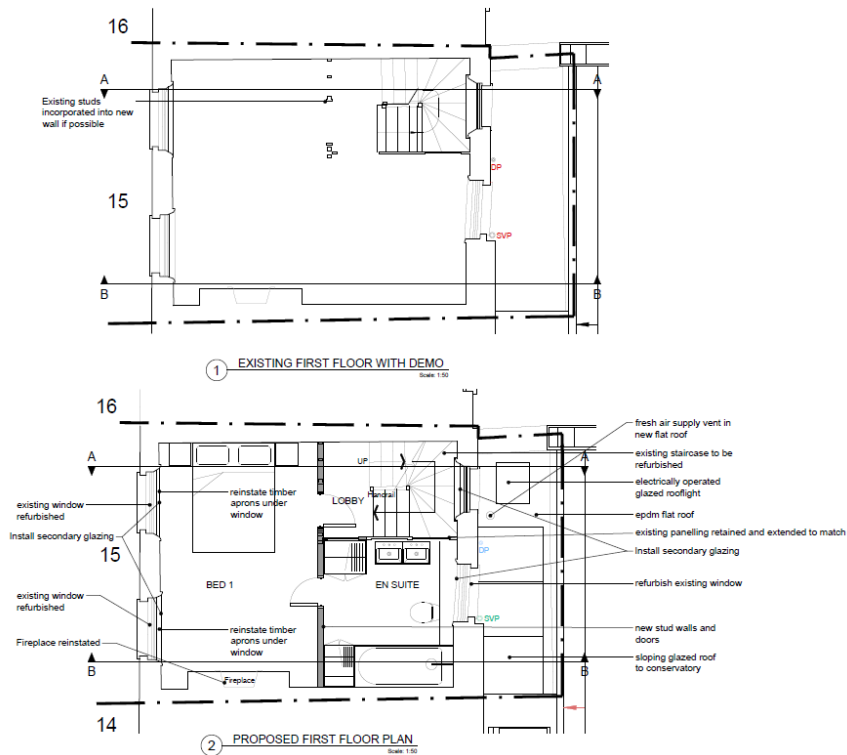


Image 3 (above): Existing and proposed plans of the first floor showing internal and external alternations proposed

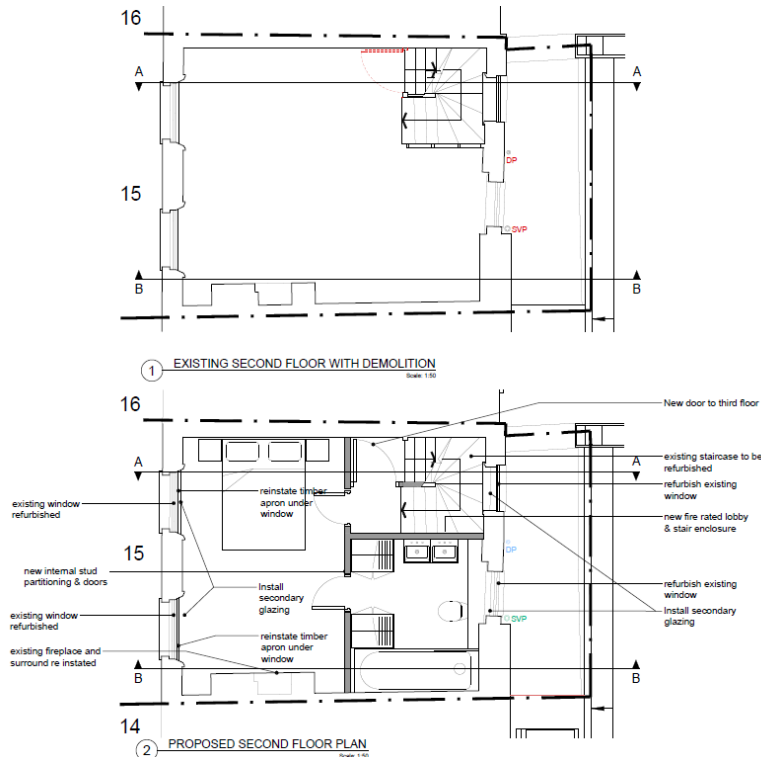


Image 4 (above): Existing and proposed plans of the second floor showing internal and external alternations proposed

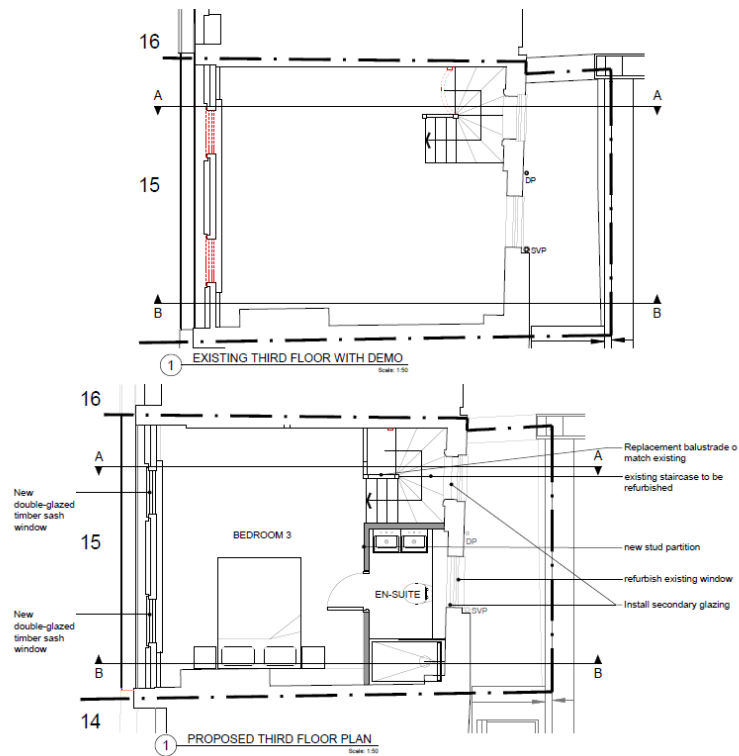


Image 5 (above): Existing and proposed plans of the third floor showing internal and external alternations proposed

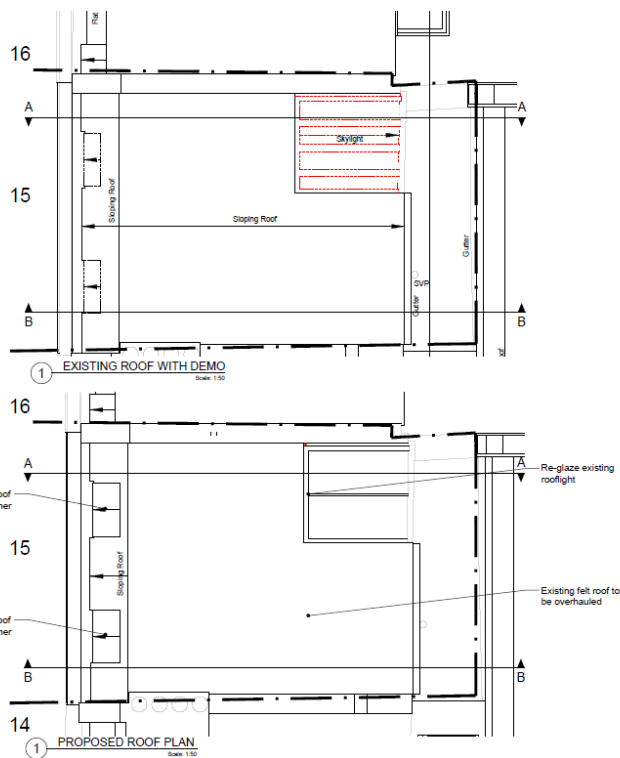


Image 6 (above): Existing and proposed plans of the roof showing internal and external alternations proposed



Image 7 (above): Existing front elevation



Image 8 (above): Proposed front elevation



Image 9 (above): Existing rear elevation

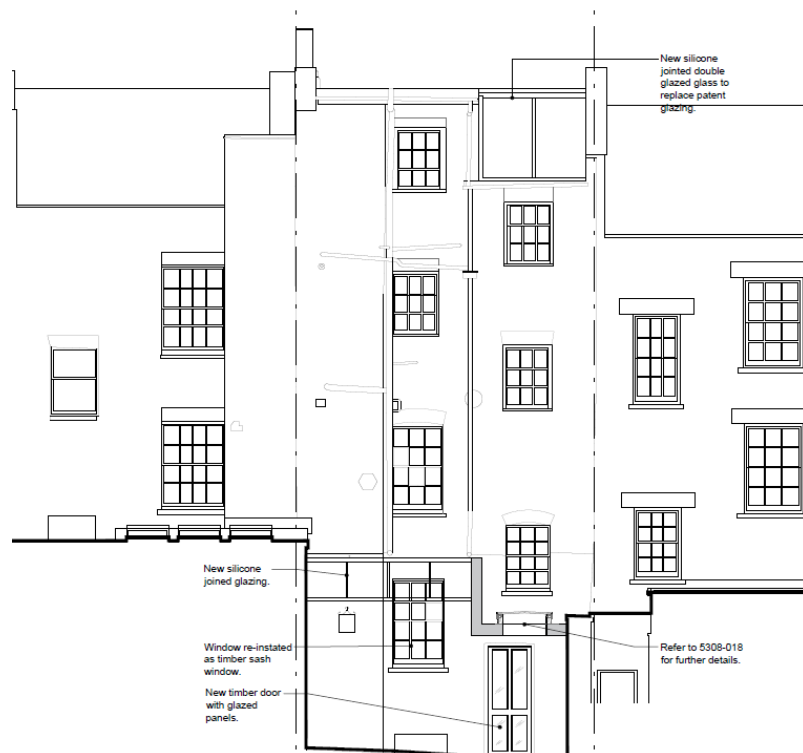


Image 10 (above): Proposed rear elevation

ADDENDUM		Analysis sheet	Expiry Date:	27/10/2021
		N/A / attached	Consultation Expiry Date:	19/12/2021
Officer		Application Number(s)		
Enya Fogarty		i) 2021/4236/P ii) 2021/5602/L		
Application Address		Drawing Numbers		
15 Colville Place W1T 2BN		See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.				
Recommendations:	(i) Grant conditional planning permission (ii) Grant conditional Listed Building Consent			
Application Types:	(i) Householder Planning Permission (ii) Listed Building Consent			

ADDENDUM REPORT

Background

These applications were previously presented to members on May 3rd. They were recommended for approval, subject to conditions, but the Bloomsbury Conservation Area Advisory Committee (BCAAC) requested an additional two weeks to review the revisions, owing to not having had sight of them, and the panel decided to defer the application to allow this.

Having viewed the revisions, the BCAAC have agreed that the proposed works are by and large restorative and would reinstate historic and architectural features. The BCAAC's concerns are summarised in the report for the application (included in this pack) and they are addressed in the Officer comments and assessment. The BCAAC did request that conditions be attached to the decision(s) in respect of the design of the windows, the method and appearance of the cleaning and repointing of historic brickwork and details of any of the alterations at rear. Conditions requiring details of the new windows at 1:20 (in the planning permission) and a Method Statement for the replacement of the windows (in the Listed Building Consent) are therefore now included on the decision notices.

The report for the applications, including description of the site, planning history, relevant planning policies and assessment is attached below.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Appendix – Previous Members Briefing Report

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/10/2021
		N/A / attached	Consultation Expiry Date:	19/12/2021
Officer			Application Number(s)	
Enya Fogarty			i) 2021/4236/P ii) 2021/5602/L	
Application Address			Drawing Numbers	
15 Colville Place London W1T 2BN			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.				
Recommendation:	i) Grant householder planning permission subject to conditions ii) Grant listed building consent subject to conditions			
Application Type:	i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 19/11/2021 (consultation end date 13/12/2021) for both applications. The development was also advertised in the local press on the 25/11/2021 (consultation end date 19/12/2021) for both applications.			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	2 letters of objection were received from the owners / occupiers from unknown addresses. Their concerns are summarised as follows; <div><div>1. There is no justification for altering the front window shape into a wider shop window style.</div><div>2. Concerns with digging out the vault and the impact on the listed building</div><div>3. Internally works were undertaken without listed building consent and a breach has occurred.</div><div>4. The use of aluminium material on the conservatory is out of keeping</div><div>5. The conservatory at the back cannot be allowed to go higher than the adjoining external wall as it will result in overlooking</div><div>6. Due to the increase in bedrooms, it is believed that the property will be rented out as an Air B&B</div></div> <u>Officer's response:</u> <div><div>1. No changes are proposed to the front window on the ground floor. Please see section 2.1 of the officer's report (below)</div><div>2. No excavation of the vault is proposed. Please see section 2.1 of the officer's report (below)</div><div>3. A planning enforcement case is currently open and under investigation. Please note that an enforcement officer visited the property and requested the applicant to submit a planning application to remedy the breach. This application has been submitted in response to the enforcement case.</div><div>4. Please see section 4.8 of the officer's report (below). The limited use of aluminium on the ground floor conservatory at the rear would not harm the merits of the Listed building or the character or appearance of the Conservation Area.</div><div>5. Due to the size design and location of the conservatory it is considered that it would not result in overlooking into any neighbouring properties</div><div>6. The council cannot enforce on a potential future use. If the property does become in use as an Air B&B, then any breach would need to be reported to the enforcement team and so they can investigate accordingly.</div></div>			
Bloomsbury CAAC:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <div><div>1. The existing basement shows the complete demolition of the original front wall in the basement would harm the historic fabric of the listed building</div><div>2. It is completely unclear how fireplaces and staircases will fit in on this different floor level and it is highly likely that a structural engineer, because of his liability, would insist on new joists once the existing ones had been exposed.</div><div>3. Regarding the exterior we are against ground level fenestration – it destroys the symmetry with the twin house next door with its characteristic window panels, which appear to be of some age due to the flush-beaded panelling and almost certainly</div></div>			

	<p>existed at the time of listing.</p>
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Officer's response:

1. *Please see section 2.1 of the officer's report (below)*
2. *Proposed plans have been revised which clearly show which fireplaces and staircases will be retained and refurbished. Additionally, the joists would be retained.*
3. *Please see section 2.1 of the officer's report (below). The significant window on the ground floor at the front is not proposed to be changed. It is proposed to be refurbished.*

Site Description

The subject property is located on the southern side of Colville Place, and is a four storey (including mansard) mid-terraced building with a basement. The site is located within the Charlotte Street Conservation Area, and the predominant pattern of development on Colville Place is residential with commercial premises located on Charlotte and Goodge Streets. The dwelling is a grade II listed building and is noted in the conservation area statement as being a positive contributor to the conservation area.

Relevant History

The planning history for the application site can be summarised as follows:

The application site has no relevant planning permission

Host property

Enforcement case

EN21/0582 - Unauthorised work to listed building. Enforcement case opened 08/07/2021. The enforcement officer visited the subject property and recommended the owner to submit a planning application and listed building consent application to remedy the breach. The owner has submitted the applications and works proposed are considered acceptable by officers. As such the enforcement case would be closed if the applications are approved.

Historic applications

03/07/1990 - Retention of external alterations including rear extension redesigned pipework at rear and two rear dormer windows. **Granted on 28/01/1990**

26/04/1988 - Retention of alterations including installation of dormers to the front. **Refused on 14/09/1989**

Neighbouring properties

2 Colville Place

2020/5276/P - Alterations at front and rear, including replacement of rear stairwell window with enlarged double glazed window, replacement of bi-folding patio doors and glass balustrade at top floor level with aluminium framed sliding doors and black metal railing, insertion of rooflights to rear and flat roof spaces, alterations at street level to replace fixed skylight and entrance door, and replacement of glass roof to rear infill with new solid roof and skylight. **Granted 26/03/2021**

9 Colville Place

2018/2040/P - Replacement timber casement windows with timber sash windows including enlargement of ground floor window to front elevation of existing dwelling house (Class C3) **Granted 23/07/2018**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

- CPG Home Improvements (2021)
- CPG Transport (2021)

Conservation Statements:

- Charlotte Conservation Area Appraisal and Management Plan 2008

Assessment

1. The proposal

1.1. Planning permission and listed building consent are sought for the following works:

Internal works:

- Existing staircase to be refurbished from basement level to second floor
- Rear window to be reinstated at basement level
- Installation of 2 doors into the existing vault at basement level
- Fireplaces reinstated and refurbished from basement level to second floor
- Existing bookcase to be retained at ground floor level
- Installation of stud walls at ground floor level
- Existing floor joints retained and original floorboards at ground floor
- Reinstall timber aprons at first floor level
- Install stud walls and door first and second floor level
- Installation of internal new door at second floor level
- Installation of stud partition at third floor level
- Replacement of existing balustrade at third floor level to match existing

External works:

- Front door to be refurbished with a six panel door
- Front steps refurbished
- Replace existing rear door
- Installation of a single glazed rear window to match existing at ground floor level
- Enlarging the existing rear conservatory with a flat roof and rooflight
- Front and rear windows to be refurbished and glazed at 1st and 2nd floor level
- Installation of front double glazed timber sash windows at third floor and roof level
- Installation of new double glazing to rooflight at rear (3rd floor level)
- Alteration to roof over new windows in front roof slope
- Existing felt roof to be overhauled

2. Revisions

2.1 During the course of the application revisions made to the proposed scheme. These can be summarised as follows:

- Removal of the shopfront works
- No demolition of the rear window or wall at basement level
- The pavement light retained at basement level
- The rear window be reinstated at basement level
- Floorboards retained where possible
- Kinks in the bathroom walls are removed at first and second floor
- Lime plaster used instead of new plasterwork for masonry
- Iron grille removed from front pavement

2.2 The revisions to the scheme do not affect the description of development or raise issue of possible amenity or heritage harm therefore were accepted as amendments without needing further consultation.

3. Assessment

The principal considerations material to the determination of this application are as follows:

- Design, Heritage and Conservation
- Amenity

4. Design and Conservation

- 4.1. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.2. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 4.3. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Application site and assessment of significance

- 4.4. The application site is a grade II listed building. The property was built around 1766 by John Colville. Number 15 Colville Place is one of 6 other listed houses within the mews. Each house has two sash windows on the first and second floors, an entrance door on the ground floor, with rectangular fanlight and one window on the ground floor. Some of these ground floor windows are similar to traditional style shop windows. Old lamp standards stand in the centreline where the sloping pavement from each side met.

Assessment of proposals

- 4.5. Internally, the proposal includes refurbishing the fireplaces from basement to second floor level and refurbishing the existing staircase from basement to second floor level. At basement level the proposal includes installation of two new doors and frames to the existing vault, reinstating the rear window, and installing a cupboard door. At ground floor level, the works include installing new internal walls and beams to create two internal rooms and retaining the existing joints. At first floor level, the proposals include reinstating the timber aprons under the window, existing panelling to be retained and extended to match and the installation of stud walls and doors to create two internal rooms. At second floor level the proposals would include reinstating the timber aprons under the window, a new door to be installed, installing a fire rated lobby and a stair enclosure and new internal stud partitioning and doors. Lastly, at third floor level, new stud partitions would be installed to create two rooms.
- 4.6. The original front wall of the basement is not – as suggested by the Bloomsbury CAAC – to be removed and the existing fireplaces and staircases which the CAAC refer to are to be reinstated and refurbished. The drawings similarly indicate the retention of existing joists and reuse of existing floorboards and the CAAC’s concerns regarding the need for new joists are not considered likely to be founded given the nature of the restorative works. The proposals would reinstate and refurbish internal features to the benefit of the heritage value of the Listed building. The internal works are thus considered to preserve the special historic significance of the listed building and its setting.

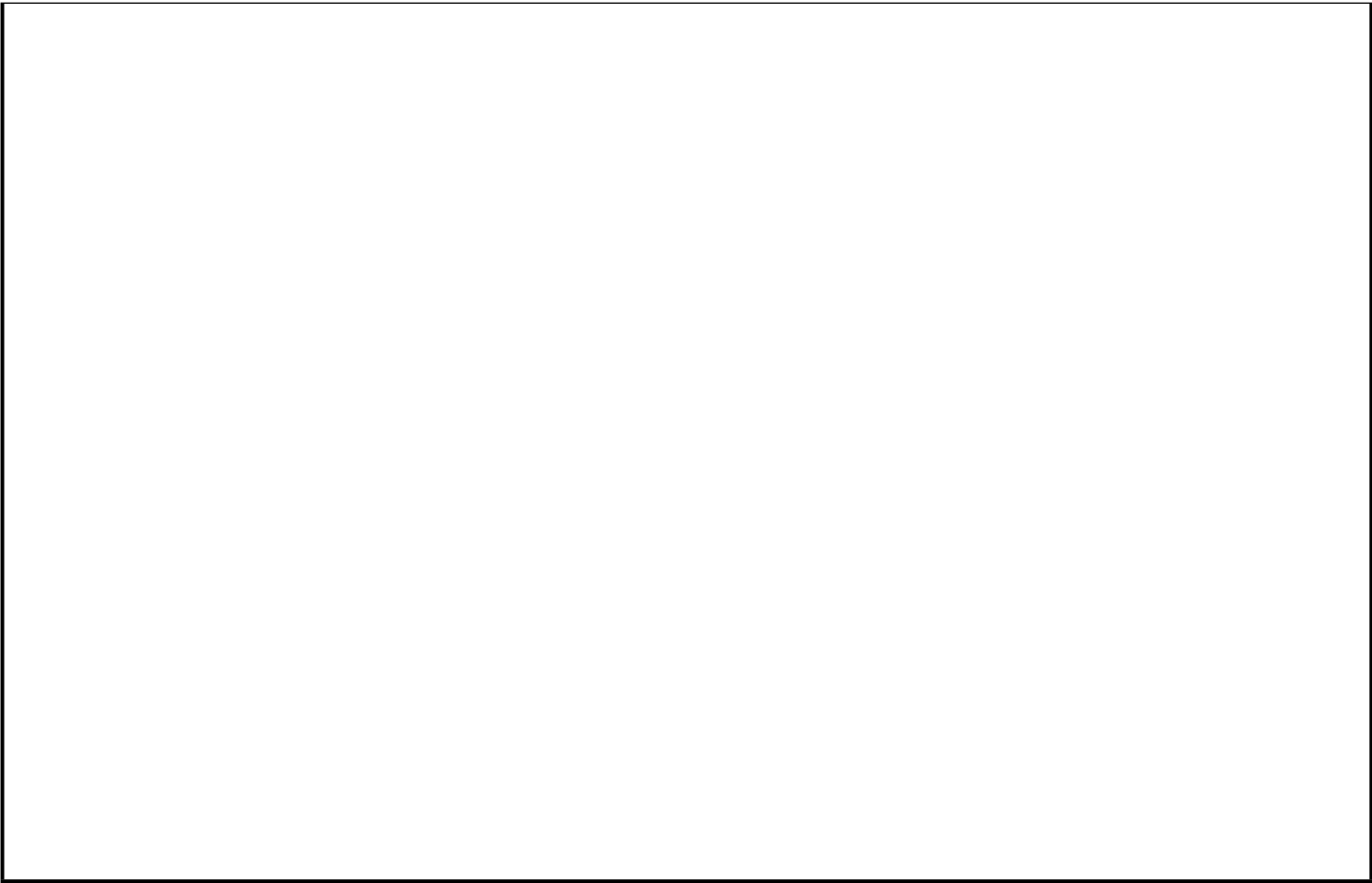
- 4.7. Externally, at ground floor level the front elevation door would be refurbished with a six panel timber door, the front steps and the existing front window are to be refurbished. These alterations are considered minor and to not cause harm to the historic significance of the host building. At the rear, at ground floor level, the replacement timber door and replacement sash window would be sensitive and discreet, respecting the character and appearance of the listed building and conservation area. The enlargement to the existing conservatory by way of the installation of a rooflight and flat roof would be subordinate and of no harm to the architectural and historic merits of the Listed building.
- 4.8. At first and second floor level, the front and rear sash windows are to be refurbished and installed with secondary glazing. The secondary glazing would not harm the external appearance of the building. At third floor level, new double glazed timber sash windows are to be installed to the front of the property. The installation of the new timber sash windows would not harm to the architectural character of the listed building and the streetscene. To the rear the existing windows are to be refurbished and secondary glazing to be installed. Like at the front, the installation of secondary glazing into replacement timber sash windows would not harm the appearance of the Listed building.
- 4.9. At roof level, the re-glazing of the existing rear rooflight would be visible from private vantage points from neighbouring properties. The re-glazing of the rooflight and the overhauling of the existing roof is considered acceptable and would not cause harm to the historic significance of the host building. It should also be noted that on the front elevation the planters would be removed and the brickwork would be cleaned, repaired and repointed. These minor alternations would improve the appearance of the listed building and are considered acceptable and would not cause harm to the historic significance of the host building.
- 4.10. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.
- 4.11. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Charlotte Street Conservation Area, meeting the statutory tests set out in the NPPF and complying with policies D1 and D2 of the Camden Local Plan.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. Due to the location, size and nature of the proposals they would not harm the amenity of any neighbouring properties in terms of the loss of light, privacy, outlook, unacceptable light spill or a sense of enclosure.
- 5.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

6. Conclusion and Recommendation

- 6.1 In conclusion, the proposed works would preserve the significance and setting of the listed building and the character and appearance of the Charlotte Street Conservation Area. As such, the proposals are considered to accord with the requirements of policies D1 and D2 of the Camden Local Plan and it is recommended that planning permission and listed building consent are granted subject to relevant conditions.



Application ref: 2021/4236/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 9 June 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

DRY ARCHITECTS
48 Charlotte Street
London
W1T 2NS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Colville Place
London
W1T 2BN

DECISION

Proposal:

Installation of replacement sash windows in front elevation at third floor level, installation of replacement double glazed rooflight on rear elevation at roof level, installation of new skylight, replacement door and replacement sash window on rear elevation, all at ground floor level and internal alterations.

Drawing Nos: 5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

5308-001;5308-002 P4; 5308-003 P5; 5308-004 P3; 5308-005 P4; 5308-006 P3; 5308-007 P1; 5308-008 P4; 5308-009 P1; 5308-010 P4; 5308-011 P1; 5308-012 P2; 5308-013 P2; 5308-014 P4; 5308-015 P5; 5308-016 P1; 5308-017 P1; 5308-018 P1; 5308-019 P2; DESIGN AND HERITAGE STATEMENT prepared by Dryarchitects dated August 2021; Method Statement of refurbishment of existing vertical sash windows dated 16 May 2022 prepared by Ken Duncan Limited

- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) A sample of the degree of brickwork cleaning proposed;
- b) A method statement relating to the repointing of the brickwork;
- c) Detailed drawings at 1:20 of the proposed third-floor windows.
- d) Detailed drawings at 1:20 of the junction between the glazed lean-to and the rear of the host building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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

Chief Planning Officer