

Application ref: 2022/0876/P
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Date: 7 July 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

Atelier West Architects
126 - 128 New Kings Road
London
SW6 4LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**21 Delancey Street
London
Camden
NW1 7NP**

Proposal:

Proposed external refurbishment at the front and rear of the property, and works to rear garden.

Drawing Nos: 504/001, 504/002, 504/003, 504/004, 504/005, 504/006, 504/007, 504/008, 504/009, 504/010, 504/011, 504/012, 504/001, 504/012, 504/101 rev A, 504/102 rev C, 504/103 rev A, 504/104 rev A, 504/105 rev A, 504/106 rev B, 504/107 rev A, 504/108 rev B, 504/109 rev A, 504/110 rev B, 504/111 rev A, 504/112 rev B. Planning, Design, Access & Heritage Statement rev A.

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: 504/001, 504/002, 504/003, 504/004, 504/005, 504/006, 504/007, 504/008, 504/009, 504/010, 504/011, 504/012, 504/001, 504/012, 504/101 rev A, 504/102 rev C, 504/103 rev A, 504/104 rev A, 504/105 rev A, 504/106 rev B, 504/107 rev A, 504/108 rev B, 504/109 rev A, 504/110 rev B, 504/111 rev A, 504/112 rev B. Planning, Design, Access & Heritage Statement rev A.

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 proposed alterations to the dwelling are modest and are proposed as minor refurbishment to update and improve the property. The property is part of a terrace of six listed properties, no's 15, 17, 19, 23 and 25 Delancey Street. The proposals are considered to be sympathetic and respectful of the original grade II listed building, the surrounding listed buildings and the wider context of Camden Town Conservation Area.

To the front, at basement level the works proposed include replacement of the timber door with an identical timber door, replacement of the tiling in the lightwell, staircase and replacing an existing uPVC window with a timber casement to match the door.

At ground floor level, a replacement front door will be identical to the original in terms of panels, raised and fielded. Replacement steps to the front door to be made up as follows: treads as a single piece of York stone with platform/landing as three pieces of York stone (two of these three pieces to be identically sized set to the left and right of a larger central piece).

To the rear façade of the existing rear extension metal framed sliding glazed doors will replace those existing at both basement and first floor level and a new traditional metal balustrade will replace the existing one at first floor level. The door head above the first floor rear door will be raised and the existing staircase replaced with a simple, lightweight, metal stair leading down to the garden.

Replacement trellis will be erected along the boundaries and heightened closer to the rear elevation where there may be potential for overlooking from neighbours. The existing stepped garden terraces will be re-constructed and

the permeability of the site would be increased by the removal of the existing hard paving and introduction of a variety of ground surfaces.

Overall, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II listed buildings and the character and appearance of the surrounding Camden Town Conservation Area.

In terms of neighbouring amenity there is no expected impact from the alterations. This is due to the modest nature of the proposals and the focus on refurbishing and improving the existing features without an increase in floor area or any radical change.

No objections have been raised. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021; and the provisions of 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer