

Application ref: 2022/4279/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 18 November 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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

?DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Shorts Gardens
London
Camden
WC2H 9AT

Proposal: Formation of access hatch and balustrade on Shorts Gardens facing elevation of rear building and an access hatch to the rooflight of the single storey element (both for maintenance purposes).

Drawing Nos: A-001-P1, A-100-P2, A-200-P2, A-210-P1, Covering Letter/Planning Statement (Rolfe Judd - 04/10/2022)

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 drawings: A-001-P1, A-100-P2, A-200-P2, A-210-P1, Covering Letter/Planning Statement (Rolfe Judd - 04/10/2022)

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.

- 4 The development hereby approved shall be for the maintenance of the exterior parts of the building only. No roof shall be used as a roof terrace, sitting out area or other amenity space.

Reason: To safeguard the amenity of occupiers of neighbouring properties in accordance with Policies A1 and A4 of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site comprises a four storey terraced building (with loft space within a pitched roof) at the rear of 15 Shorts Gardens. The front elevation is onto Neal's Yard and the application relates to the rear elevation which faces the 6 storey terraced building (7 storey with the converted roof) which faces Shorts Gardens.

The site lies in the Seven Dials Conservation Area and 15 Shorts Gardens is noted as being a 'positive contributor' in the Seven Dials Conservation Area Statement.

The proposed velux and metal safety frame on the lower part of the roof slope facing Shorts Gardens and the proposed skylight in the glazed roof of the single storey element (both for maintenance purposes) would not affect the appearance of the Conservation Area from the public domain. The siting is on the 'internal courtyard' side of the building and it not affect the townscape merits of the site or the character or appearance of the Conservation Area in the public domain.

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.

The siting is not immediately alongside any windows or terraces at any neighbouring sites and the proposal would not harm the outlook or natural light which is available to any neighbouring properties. Furthermore, the proposal

would be used for maintenance purposes only and it would be unlikely to give rise to significant overlooking of any neighbouring properties or noise, nuisance or disturbance. As such the proposal would not harm the amenity of any surrounding occupiers.

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

As such, the proposal is in general accordance with Policy A1, A4, D1 and D2 of the Camden Local Plan 2017. 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer