

Application ref: 2022/0147/P
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Date: 19 December 2022

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Regeneration and Planning
London Borough of Camden
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J Butterworth Planning
71-75 Shelton Street
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**20-21 Warren Street
London
W1T 5LT**

Proposal:

Alterations to ground floor frontage, involving the replacement of existing front railings with 1.5 metre high railings and side access gate to basement level from the street.

Drawing Nos: (01-)01, 02 rev B; (10-)01 rev B, 02 rev B; (2906-)01 rev A, 02 rev A;
Planning, Design & Access and Heritage Impact Statement from J Butterworth
Planning Ltd. dated January 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 plans: (01-)01, 02 rev B; (10-)01 rev B, 02 rev B; (2906-)01 rev A, 02 rev A; Planning, Design & Access and Heritage Impact Statement from J Butterworth Planning Ltd. dated January 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.

Informative(s):

- 1 Reasons for granting planning permission:

The host building is a late 18th century end of terrace property which is Grade II listed. The shopfront at no. 20 is possibly original and is a good example of a traditional timber shopfront.

The primary purpose of the proposal is to provide improved security in light of incidents of crime and anti-social behaviour experienced by occupiers at the application site, particularly in regard to an existing street level opening and gate at the front of the property which access stairs to a basement level unit below.

As such, and following advice received from the Metropolitan Police, a 1.5 metre high section of black metal railings with a lockable side access gate are proposed to replace the railings and gate in situ at the front of the property. Each individual rail would be appropriately fixed directly into the existing stone coping below. The railings and gate would have decorative finial heads in keeping with the special architectural and historic interest of the building. They would also closely match railings and gates already present on other properties in the street in terms of the detailed design, material, colour and height.

It is noted that the existing section of railings are not original and were likely installed during the 1970s. As such, they have an incongruous appearance by virtue of their unsympathetic design and low height which are out-of-keeping with the special architectural and historic interest of the listed building and wider streetscene. While the increased height of the proposed railings encroaches slightly on a front facing view of the shopfront, this does not prevent a good visual appreciation of the listed shopfront, nor does it result in any harm to the significance of the designated heritage asset. This is particularly the case given the high level of visual permeability afforded through the proposed railings and the enhancement arising from the introduction of railings and a gate more appropriate to the character and age of the building.

Overall, therefore, the proposal would involve sympathetic alterations in design and heritage terms, as well as, help to address issues of crime and anti-social

behaviour at the property. As such, the proposal would be in keeping with the architectural and historic interest of the Grade II listed building and its' setting, and would enhance the character and appearance of the Fitzroy Square Conservation and Fitzrovia East Neighbourhood Areas. The proposal is therefore considered to be acceptable.

There are no amenity concerns as a result of this proposal given the minor nature of the alterations. The proposal represents a benefit to residential occupiers in terms of improved security and reduced opportunities for crime and anti-social behaviour.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A consultation response in support of the proposals has been received and recorded in the associated consultation summary.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the Fitzroy Square Conservation Area, under s.72 of the same legislation.

As such, the proposal is in general accordance with policies A1, C5, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 The applicant's attention has been drawn to several additional design and security measures generally advised by the Metropolitan Police Design Advisor to be helpful in reducing opportunities for crime and anti-social behaviour. These include, security rated front door and windows, retractable grilles behind glazing, an overt CCTV system, an intruder alarm and appropriate lighting. Some of these works may not be possible or may require separate planning permission or listed building consent prior to being carried out given the building's listed status. The applicant is advised to contact the Council for any advice in this regard when considering any works of this kind.
- 3 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).
- 4 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.

- 5 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer