

Application ref: 2022/3238/P
Contact: Obote Hope
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Date: 23 January 2023

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

Iungo Studio
Unit 8
102 BLUNDELL STREET
London
N7 9BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Medburn Street
London
NW1 1RH**

Proposal:

Installation of replacement wrought iron railings enclosing the patios and installation of new gates all to the front elevation at ground floor elevation.

Drawing Nos: 075(P)001; 075(P)021; 075(P)022 REVA; 075(P)031; 075(P)032 REVA; Appendix B; Design and Access Statement commissioned by IUNGO Studio dated July 2022 and Revised Heritage Statement commissioned by IUNGO Studio dated July 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; 075(P)001; 075(P)021; 075(P)022 REVA; 075(P)031; 075(P)032 REVA; Appendix B; Design and Access Statement commissioned by IUNGO Studio dated July 2022 and Revised Heritage Statement commissioned by IUNGO Studio dated July 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 The building is a Grade II listed building terrace property within Kings Cross St Pancras Conservation Area, the property is located on located at the junction of Medburn Street and Charrington Street. The application building forms the end of the typical Georgian residential terrace consisting of four storeys including basement and was built in 1849-52. The application site is divided into 2 maisonettes: 30 Medburn St at ground and basement floors and the host building no 31 Medburn St is located at the first and second floors, with a small entrance hallway at ground floor and associated side patios and coal vault at basement level.

Externally to the ground floor front elevation, it's proposed to pave the two patios boarding the entrance steps with sandstone and finished in bullnose edging, perimetrically. The wrought iron railings enclosing the side patios will be altered to provide access gates from the entrance landing which will be fabricated on a "like per like" with new gates are proposed to the patio area.

The proposed design and materials of the proposed external alterations would be sympathetic to the host building and would preserve the character and appearance of the wider area. The conservation team raised no objection to the works and considered the proposed works are minor in nature, that would not have a visual impact on the aesthetics of the host building and wider Conservation Area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not affect the amenity of any neighbouring occupiers in terms of loss of outlook, privacy or light.

No objections were received prior to the determination of this application. The

planning history of the site and surrounding area were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer