

Application ref: 2023/0321/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 23 April 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

4D PLANNING
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**96 Marchmont Street
London
WC1N 1AG**

Proposal:

External alterations, including replacement of timber framed shopfront and commercial entrance door at ground floor level with aluminium framed shopfront and glazed door; replacement of aluminium framed residential entrance door with timber framed panelled door and fanlight above; and installation of entrance ramp/platform (part retrospective).

Drawing Nos: Drawings pack received 14/04/2023 containing: (4D-342-)E00, PE01, E01 rev A, P01 rev A, PE02, E02, P02 rev A, P03 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: Drawings pack received 14/04/2023 containing: (4D-342-)E00, PE01, E01 rev A, P01 rev A, PE02, E02, P02 rev A, P03 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 planning permission:

Concern was initially raised by the Council in regard to a flagpole and flag already fixed at 1st floor level to the front elevation and a timber panelled residential entrance door which has been replaced by an aluminium framed glazed door, in so far as these alterations appear as inappropriate and harmful in design terms to the character and appearance of the host building and conservation area. Additionally, the flagpole and flag was considered to be unacceptable in amenity terms by virtue of the noise impacts associated with their close proximity to 1st floor level residential windows.

In response, the applicant has removed the flagpole and flag from the applications proposals and physically removed both from the front of the building. Additionally, the applicant provided revised drawings which indicate that a timber panelled residential door with a fanlight above will be restored in place of the unauthorised aluminium glazed door already in situ. An informative will be attached to any decision notice to ensure that these alterations take place in a timely fashion.

Concern was also raised in regard to initial proposals to include a front entrance step/plinth given the likely adverse impact this would have on access for all in and out of the building. The proposed addition of limestone cladding to the front elevation was also considered to be unsuitable and out-of-keeping with the palette of facing materials and appearance of the building and streetscene. In response, the applicant provided revised drawings showing a more suitable ramped access arrangement and which omitted the use of limestone material entirely from the proposals. The addition of decorative mouldings, corbels and column detailing initially proposed at the front of the property have also been omitted from the revised proposals.

In regard to the other alterations, it is recognised that the pre-existing shopfront was modern and poor quality timber with little design merit. It is also noted that approval was granted in 2020 for an aluminium framed double shopfront directly opposite at nos. 87-89 Marchmont Street (2019/3793/P). Under these particular circumstances, and on balance, alterations to introduce an aluminium

framed shopfront and glazed commercial entrance door are acceptable and would not be out-of-keeping within the context of the existing streetscene.

Overall, therefore, the revised proposals are considered to be acceptable in terms of their design, scale, material and location, and would preserve the character and appearance of the host building, streetscene and Bloomsbury Conservation Area.

There are no amenity concerns to residential properties as a result of the revised proposals given the minor nature of the alterations to an existing ground floor frontage and following the removal of an unauthorised flagpole and flag sign.

The site's planning and appeal history has been taken into account when coming to this decision. Two objections were received following statutory consultation and have been recorded on the associated consultation summary sheet.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

2 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing aluminium framed glazed residential entrance door located at ground floor level is considered to be harmful to the character and appearance of the host building, local streetscene and Bloomsbury Conservation Area. As such, enforcement action may be taken in relation to this matter should the existing aluminium framed glazed residential entrance door not be replaced by a timber panelled door with a fanlight above in accordance with the approved drawings within 1 month of the date of this decision notice being granted.

- 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer