

Application ref: 2022/5479/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 27 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**163  
183 and 203  
Eversholt Street  
London  
NW1 1BU**

Proposal:

Installation of up-lighting to flank to the three primary entrances across the ground floor front elevation of the building.

Drawing Nos: 115-ANO-XX-00-DR-AX-00000 Rev P4; 115-ANO-XX-XX-DR-AX-07001 Rev P4; 115-ANO-XX-XX-DR-AX-07002 Rev P4; 115-ANO-XX-XX-DR-AX-07003 Rev P4; 115-ANO-XX-XX-DR-AX-36160 Rev P1; Email from Finn O'Donoghue from Iceni Projects dated 5th April 2023 about light specifications, visualisation and visual light simulation; Design and Access Statement dated October 2022; Planning Statement dated 13th December 2022; Heritage Statement received on 14th December 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 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 115-ANO-XX-00-DR-AX-00000 Rev P4; 115-ANO-XX-XX-DR-AX-07001 Rev P4; 115-ANO-XX-XX-DR-AX-07002 Rev P4; 115-ANO-XX-XX-DR-AX-07003 Rev P4; 115-ANO-XX-XX-DR-AX-36160 Rev P1; Email from Finn O'Donoghue from Icen Projects dated 5th April 2023 about light specifications, visualisation and visual light simulation; Design and Access Statement dated October 2022; Planning Statement dated 13th December 2022; Heritage Statement received on 14th December 2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

163, 183 and 203 Eversholt Street are Grade II listed buildings constructed circa 1846-48, with some later additions, as the London and North-Western Region Railway Clearing House. The buildings are constructed from London stock brick and stand at three storeys with a basement to the south and four storeys with a basement to the north.

The proposal involves the installation of external lighting in the lightwells. It is appreciated that the building could benefit from discreet external lighting.

The proposal is to provide a supplementary glow to the streetlights either side of the steps. Uplighters were previously approved to the lightwell area in 2017 (2017/3598/P) but works were not implemented.

The proposed external lighting would be recessed below street level and oriented toward the building to minimise light spill to adjoining residential properties along Eversholt Street and would therefore have limited visibility. Details such as specifications and visualisation as well as a visual light simulation was submitted by the applicant in relation to the level of luminance and has been included as part of the approved drawings on the decision notice.

The proposal would not cause harm to the significance of the listed building character. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and of the Planning (Listed

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

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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](http://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)

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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer