

Application ref: 2023/0768/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email: planning@camden.gov.uk
Date: 28 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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
76 Chancery Lane
London
WC2A 1AA

Proposal:
External refurbishment of roof, removal of roof lanterns, new side gate and installation of ladders/platform for maintenance access and reinstatement of architectural detail.

Drawing Nos: 1431/LP/1250, 1431/03/002A, 1431/03/003A, 1431/01/001A,
1431/03/001, 1431/03/004, 1431/03/005.

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: 1431/LP/1250, 1431/03/002A, 1431/03/003A, 1431/01/001A, 1431/03/001, 1431/03/004, 1431/03/005.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Modest works are sought to improve and maintain the property. The removal of roof lanterns and refurbishment of the roof is considered acceptable, as are the addition of external access ladders, grab rail and platform to aid safe maintenance of the building. The new side gate proposed is appropriate in terms of design and materiality in context of the traditional character of the property, and the vertical, metal railings correspond with the existing high-level railings above.

The utilitarian nature of the works means that the alterations are not considered to be of detriment to the character of the Bloomsbury Conservation Area. On the southern side and to the rear the application site abuts the Grade I Stone Buildings. In terms of changes proposed, the visible vantage points include those from the opposite side of the road towards the Stone Buildings, and from Stone Buildings themselves. It is considered that this part of the setting of the listed buildings has a limited contribution to the significance of the listed buildings. Its contribution is the interesting ad hoc and hemmed in character of the surrounding plots (including the application site) with utilitarian elevations and alleyways abutting the Stone Buildings. The works would preserve this character in the setting of the listed buildings, and therefore preserve the significance of the listed buildings.

Overall, the works are considered modest and utilitarian in nature and therefore are not considered to cause harm to the host building, the wider Bloomsbury Conservation Area or the setting of adjacent listed buildings.

In terms of amenity to neighbours, the works are of a minor nature and there is no negative impact expected in terms of loss of light, outlook or overlooking.

Special attention has been paid to the desirability of preserving the character and appearance of the Conservation Area, and the significance of the listed building and its setting, with regard to s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior 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 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.

- 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>.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer