

Application ref: 2022/3280/P
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Date: 25 May 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

CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Shropshire House
2-20 Capper Street
London
WC1E 6JA

Proposal:

Installation of double glazed windows at 2nd and 3rd floor levels and above entrances, replacement doors to 2 entrances at ground floor level, replacement louvres at ground floor level and replacement lighting to porch entrances

Drawing Nos: Site Location Plan 253.270, 253.261, 253.261.02, 253.261.02, 253.262, 253.263, 253.264, 253.265, 253.266, 253.267, 253.268, 253.269, 253.400.02, 253.271.01, 253.271(E), 253.272.01, 253.273, 253.274, 253.275(C), 253.276, 253.277(A), 253.371, 253.400.01, 253.400.02, 253.401, 253.402, 253.403, 253.404, 253.406, 253.407, 0206-701. Design and Access Statement (Hambury Design Ltd 19/07/2022).

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: Site Location Plan 253.270, 253.261, 253.261.02, 253.261.02, 253.262, 253.263, 253.264, 253.265, 253.266, 253.267, 253.268, 253.269, 253.400.02, 253.271.01, 253.271(E), 253.272.01, 253.273, 253.274, 253.275(C), 253.276, 253.277(A), 253.371, 253.400.01, 253.400.02, 253.401, 253.402, 253.403, 253.404, 253.406, 253.407, 0206-701. Design and Access Statement (Hambury Design Ltd 19/07/2022).

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.

- 4 The downward lighting at ground floor and uplights to the balconies hereby approved shall be limited in illumination to 300cd/m2 and illumination shall be static in nature.

Reason: In order to protect local amenity in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The scheme has been revised from the initial submission to remove horizontal strip lights from the scope of development entirely. For the avoidance of doubt, these were not considered appropriate. However the revised scheme is considered acceptable in terms of scale, design, material and illumination and will preserve the character and appearance of the host building, streetscape and conservation area.

Double glazed windows shall be installed within existing openings to match the existing design. Two new replacement doors shall be installed to the Capper Street frontage, also within existing openings. New louvre grilles shall be installed to cover existing vents and boarded windows at lower ground floor. All replacements are considered suitably in keeping with the host property.

With regards to retained illuminations, downward facing external lights shall replace existing units at ground floor level and replacement uplighters shall be installed inside the existing balcony features above each new entrance door. It may be noted there is also some illumination to the signage, considered under

application 2022/3817/A.

Given the proposed lighting shall replace existing at the same locations with more efficient lights, these installations are considered acceptable. All illuminations shall be static in nature and limited to 300cd/m² which shall be secured by condition attached to this decision.

Given the nature of the works proposed, it is not considered to impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections were received prior to the determination of the application, and the site's planning history was taken into account when coming to this decision.

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.

As such, the proposed development, as revised, is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal 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>.

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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer