

Application ref: 2023/1106/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 5 June 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

Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

64-68 Coram Mansions
Millman Street
London
Camden
WC1N 3EG

Proposal: Installation of 1 no. gas riser to front elevation at ground floor and installation of new riser network and 8 no. meter boxes to rear elevation.

Drawing Nos: 23003140_PLN_EL_1.1, 23003140_PLN_EL_1.2, 23003140_PLN_LOC_2.1, 23003140_PLN_SI_3.1, 23003140_PLN_SI_4.1, Design Access and Heritage Statement for Works at Coram Mansions Camden by Dalcour Maclaren dated March 2023.

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: 23003140_PLN_EL_1.1, 23003140_PLN_EL_1.2, 23003140_PLN_LOC_2.1, 23003140_PLN_SI_3.1, 23003140_PLN_SI_4.1, Design Access and Heritage Statement for Works at Coram Mansions Camden by Dalcour Maclaren dated March 2023.

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

- 3 Pipework installed to the front façade shall be finished to match the entrance architrave in colour, while pipework installed to the rear façade shall be painted black, and new fixings shall be made to mortar joints rather than brickwork.

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 permission.

The proposals involve the installation of an external gas pipework to both the host building's principal and rear elevations, as well as the installation of eight meter boxes to the rear elevation. Due to regulatory constraints, unfortunately it is not possible to pass the pipework along the existing route. The installations to the building have been carefully considered in respect to the applicable gas industry standards and to minimise the extent of pipework necessary

In terms of limiting the impact of the works as seen from the public realm and wider Bloomsbury Conservation Area, only a limited length of pipework will be installed to the front of the building at ground floor by the entrance doors. This will be positioned to align with the verticality of the entry architrave and painted to match. For these reasons the pipework to the front façade is considered to be unlikely to be unduly noticeable. The works are confined to the most part to the rear elevation where the gas pipe network will extend over 5 storeys of the building. The pipework would be adjacent to the brickwork and would be finished in black, painted to match the existing down pipes. The pipes on both facades will be installed with fixings to the mortar rather than to brickwork to ensure works are easily reversible and will not cause any lasting damage. The meter boxes will be located to the rear façade at ground floor level and therefore will not be as highly visible from surrounding properties to the rear as higher levels of the building.

Although the addition of external pipework does have an impact on the material appearance of the building, it is considered necessary servicing for the safe functioning of the property. In addition to this the detailed design has ensured minimal impact on the host building, the view from the public realm and the wider conservation area.

In terms of amenity to neighbours, the works are of minimal impact 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 or enhancing the character or appearance of the conservation area, under 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 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)

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 centered on a light gray rectangular background.

Daniel Pope
Chief Planning Officer