

Application ref: 2023/1623/P
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Date: 29 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

LOM Architecture and Design
Fao. Mr Chris Pyle
5 Sclater Street
London
E1 6JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2-3 Triton Square
London
NW1 3AN

Proposal: Installation of 2no. new entrance doors and portal to east elevation and replacement door to north elevation

Drawing Nos: Site Location Plan 1981a-A-P000-01 A, 1981a-A-P001-01 A, 1981a-A-P002-01 A, 1981a-A-P002-02 A, 1981a-A-P100-01 A, 1981a-A-P200-01 A, 1981a-A-P200-02, 1981a-A-P300-01 B, Design & Access Statement,

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 1981a-A-P000-01 A, 1981a-A-P001-01 A, 1981a-A-P002-01 A, 1981a-A-P002-02 A, 1981a-A-P100-01 A, 1981a-A-P200-01 A, 1981a-A-P200-02, 1981a-A-P300-01 B, Design & Access Statement,

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals on the east elevation of the building at ground floor level involve the installation of two new circular sliding double doors sets. One of these doors would replace existing sliding double doors. The second would involve the creation of a new door opening and a surrounding entrance portal is proposed around this door. The doors would have a circular lobby area with a diameter of 2.6m. The ground floor of the east façade is recessed and so the door sets would not project beyond the main building line. The doors would have grey aluminium frames which would result in a contemporary appearance which is considered appropriate to the host building.

The proposed entrance portal would have a depth of approx. 0.7m and would not project beyond the main building line. It would read as subordinate to the host building and would not detract from the overall appearance and character of the building. It would be finished in white aluminium which would be sympathetic to the character of the host building and wider area.

On the north elevation, an existing sliding door would be replaced with a grey metal pivot double door. This would match the existing door with regards to the opening size and materiality. It would represent a minor addition that would not detract from the character and appearance of the host building.

The proposed doors on the east and north elevations would be automatic sliding doors and would replace an existing revolving door. The proposals would thus improve the accessibility of the building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Soffit downlighting is proposed in the entrance portal and the building is located a sufficient distance away from any neighbouring occupiers so that the lighting would not result in adverse light pollution.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D3 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>.

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