

Application ref: 2023/1834/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 12 July 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

Savills
33
Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Upper Woburn Place
London
Camden
WC1H 0HX

Proposal:

Installation of new lighting to front and side elevations, new planters to existing glazed boundary treatment and other external alterations to terrace area

Drawing Nos: PL(00)100; PL(00)101; PL(00)300; PL(00)301; PL(00)303; PL(00)302 (Rev A); PL(00)200; PL(00)201.1; PL(00)201.2; Cover letter (Dated 5th May 2023); Design and Access statement; Façade lighting strategy (dated 4th May 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: PL(00)100; PL(00)101; PL(00)300; PL(00)301; PL(00)303; PL(00)302 (Rev A); PL(00)200; PL(00)201.1; PL(00)201.2; Cover letter (Dated 5th May 2023); Design and Access statement; Façade lighting strategy (dated 4th May 2023)

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.

- 4 The lighting hereby approved, shall be fully installed on the building in accordance with the approved lighting strategy details prior to first use and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of amenity in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals comprise a new lighting strategy and a refurbished terrace area including box planters and a new wrought iron gate. It is noted that there is an associated advert consent (ref. 2023/2314/A) relating to the proposed signage.

The existing lighting strategy appears outdated and involves bright light that radiates upwards at ground and second floor levels. The proposed lighting would be of a softer appearance due to the use of warmer LEDs and a lighting control system which adjusts the lighting levels according to the daylight shift. The lighting fixtures would be located under the existing entrance canopy, on the front elevation to accentuate certain architectural features, at ground floor level on the side elevation, and on the stairs. The overall effect is considered an improvement to the existing situation. A condition would be attached to ensure the lighting complies with the submitted lighting strategy.

Glazed balustrades run along the front elevation of the building. These would be topped with box planters which would be filled with trailing plants and comprise soft LED lighting. Existing lighting on the base of the terrace upstand would be removed. A new floor covering comprising anthracite paving would be installed. A wrought iron gate which has been designed with local examples of ironwork in mind, would be installed at the top of the existing terrace stair. All alterations to this area of the building are considered acceptable and would not detract from the host building.

The proposal is considered to enhance the appearance of the Bloomsbury Conservation Area. 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.

By virtue of the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The lighting levels would be reduced compared to the existing situation and owing to the distance from the nearest residential use which is on the opposite side of the road located diagonally, unreasonable light spill would be avoided.

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, 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer