

Application ref: 2022/2084/P
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Turley
8th Floor, Lacon House
84 Theobalds Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Heal's Building
196 Tottenham Court Road
London
W1T 7LQ

Proposal:

Alterations to Alfred Mews facade, including removal and replacement of roller shutters and installation of new entrance doors and retractable awnings on ground floor

Drawing Nos: Site Location Plan 1215_PL3i-S-00 P1, 1215_PL3i-EX-D2 P1, 1215_PL3i-EE-01 P1, 1215_PL3i-EX-D1 P1, 1215_PL3i-EX-D3 P1, 1215_PL3i-EX-10 P1, 1215_PL3i-EX-00 P1, 1215_PL3i-ES-AA P1, 1215_PL3i-ES-AiAi P1, 1215_PL3i-ED-01 P1, 1215_PL3i-ED-04 P1, 1215_PL3i-ED-03 P1, 1215_PL3i-ED-02 P1, 1215_PL3i-DP-00 P1, 1215_PL3i-DS-AA P1, 1215_PL3i-DS-AiAi P1, 1215_PL3i-DS-DD P1, 1215_PL3i-ME-D2 P1, 1215_PL3i-GE-01 P1, 1215_PL3i-ME-D1 P1, 1215_PL3i-ME-D3 P1, 1215_PL3i-GA-00 P2, 1215_PL3i-GA-10 P2, 1215_PL3i-GS-AA P1, 1215_PL3i-GS-DD P2, 1215_PL3i-GS-AiAi P1, Design and Access Statement, Heritage Statement (prepared by Turley dated May 2022), Baseline Heritage Appraisal (prepared by Turley dated December 2021), Transport Technical Note (prepared by Vectos), Swept Path Analysis VN222203-TR102

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 1215_PL3i-S-00 P1, 1215_PL3i-EX-D2 P1, 1215_PL3i-EE-01 P1, 1215_PL3i-EX-D1 P1, 1215_PL3i-EX-D3 P1, 1215_PL3i-EX-10 P1, 1215_PL3i-EX-00 P1, 1215_PL3i-ES-AA P1, 1215_PL3i-ES-AiAi P1, 1215_PL3i-ED-01 P1, 1215_PL3i-ED-04 P1, 1215_PL3i-ED-03 P1, 1215_PL3i-ED-02 P1, 1215_PL3i-DP-00 P1, 1215_PL3i-DS-AA P1, 1215_PL3i-DS-AiAi P1, 1215_PL3i-DS-DD P1, 1215_PL3i-ME-D2 P1, 1215_PL3i-GE-01 P1, 1215_PL3i-ME-D1 P1, 1215_PL3i-ME-D3 P1, 1215_PL3i-GA-00 P2, 1215_PL3i-GA-10 P2, 1215_PL3i-GS-AA P1, 1215_PL3i-GS-DD P2, 1215_PL3i-GS-AiAi P1, Design and Access Statement, Heritage Statement (prepared by Turley dated May 2022), Baseline Heritage Appraisal (prepared by Turley dated December 2021), Transport Technical Note (prepared by Vectos), Swept Path Analysis VN222203-TR102

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details and product specifications of the external doors including a fully annotated plan, section and elevation at scale 1:1/1:2 and all typical details of head, cill and jambs at scale 1:10;

b) Fully annotated plan, elevation and section drawings detailing the fascia lettering at scale 1:2;

c) Manufacturer's specification details of the bronze material to be submitted to the Local Planning Authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 removal of the existing roller shutters at the ground floor of the Alfred Mews elevation of the Heal's Building and the installation of nine new doors and one new roller shutter to serve the remaining loading bay. The doors would be metal framed with a bronze finish. The doors would serve as new entrances to offices on upper floors. The doors are considered to be sympathetic to the appearance and fenestration on the Alfred Mews elevation. The remaining one roller shutter would be finished on bronze to match the finish of the doors. It is also proposed to install 6 new retractable awnings above the proposed doors which would be finished in red and bronze; they would be sympathetic additions and subordinate to the Alfred Mews elevation. A condition is attached requiring further details of the doors, bronze product finishes and signage lettering.

The proposal is considered to preserve the character and appearance of the host listed building and 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. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed doors have been amended to be inwards opening and the submitted swept path analysis indicates that the awnings would not be damaged from servicing vehicles undertaking reversing manoeuvres and are considered acceptable in transport terms. The proposals are subject to a highways contribution in order to provide a pavement on the north side of Alfred Mews outside the entrance doors and to enhance the lighting strategy on the mews. This would provide safe and level access to users accessing the new entrance doors. This contribution is to be secured through a Section 106 agreement.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers by virtue of their scale, siting and nature.

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, T1, C5, 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>.

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



Daniel Pope

Chief Planning Officer