

Application ref: 2023/1231/P  
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Date: 13 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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Spring Planning Ltd  
The Stanley Building  
7 Pancras Square  
London  
N1C 4AG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4 Britannia Street**  
**London**  
**Camden**  
**WC1X 9JD**

Proposal:  
External alterations to the front of the building, demolition of the existing chimney, and associated works

Drawing Nos: 00110, 00130, 00120, 00122, 00123, 00121 Rev P02, 00131 Rev P02, 31200, Britannia Street Cover Letter Final.

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: 00110, 00130, 00120, 00122, 00123, 00121 Rev P02, 00131 Rev P02, 31200, Britannia Street Cover Letter Final.

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for a number of minor external alterations to the existing façade of the building. These will include: replacement of the existing windows at the ground floor street level, replacement of the existing glazed wall and door at the ground floor street level, new double door entrance and canopy over the entrance, replacement of the roller shutter garage door with glazed window wall with double doors, replacement of single door on Leeke Street and lastly demolition of rear chimney.

The existing ground floor site has previously been in use as a commercial art gallery hence the opaque fixed glass windows. The first floor is used as an office and the second and third floors contain residential apartments. Britannia Streets hosts a variety of fenestrations along the various different buildings types. This site proposes industrial design windows and door openings; these would be viewed positively by taking cues from the existing building and from surrounding buildings. The windows would add light into the ground floor and would respect the overall proportions and fenestration pattern of the building.

The removal of shutters and installation of new window and doors on both Leeke Street and Britannia Street would be an improvement and would not harm the character or appearance of the host building. By virtue of their design, materials and the minor scale of the proposed alterations, they would be in keeping with the character and appearance of the host building and the surrounding conservation area.

Due to the minor nature and location, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The existing chimney is placed to the rear of the building and is proposed to be demolished. This chimney is modern and no longer functions at the site, it is not seen from the street scene and it is not considered to have any historical significance. Therefore, its demolition is not considered detrimental to the subject site or surrounding conservation area.

No objections were received prior to making this decision. The planning history

of the site 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 (ERR) 2013.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, The London Plan 2021 and NPPF 2023.

- 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 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](http://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