

Application ref: 2023/2264/P
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Date: 13 September 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

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Euston House
24 Eversholt Street
London
NW1 1AD

Proposal: Proposed insertion of two doors on ground floor and introduction of ventilation louvres

Drawing Nos: H582 -HUT -ZZ -10 -DR -A -E0010A (Rev A), H582 -HUT -ZZ - ZZ -DR -A -E0301 (Rev G), H582 -HUT -ZZ - ZZ -DR -A -E0304 (Rev G), H582 -HUT -ZZ -10 -DR -A -P0010A (Rev A), H582 -HUT -ZZ -ZZ - DR -A -P0301A (Rev A), H582 -HUT -ZZ -ZZ - DR -A -P0304A (Rev A) and Planning, design and access statement (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 H582 -HUT -ZZ -10 -DR -A -E0010A (Rev A), H582 -HUT -ZZ - ZZ -DR -A -E0301 (Rev G), H582 -HUT -ZZ - ZZ -DR -A -E0304 (Rev G), H582 -HUT -ZZ -10 -DR -A -P0010A (Rev A), H582 -HUT -ZZ -ZZ -DR -A -P0301A (Rev A), H582 -HUT -ZZ -ZZ -DR -A -P0304A (Rev A) and Planning, design and access statement (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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed doorways do not change the dimensions of the glazed windows on the ground floor and therefore maintain a good level of symmetry that the building possesses. The consequential removal of the railings is minor and does not impact the character of the building or area. The proposed door in the chamfered corner is also considered acceptable. The louvres on the southern elevations would be placed in existing non-glazed portions of these windows openings. As such, the change in terms of visual impact would be minimal.

The fire consultant confirmed that the unit would need two access doors and demonstrated why the works were required.

Due to the fenestrational nature of the works the impact on neighbouring amenity is not considered significant.

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 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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 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