

Application ref: 2023/1222/P  
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Date: 11 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R7AG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Depot Point**  
**15-27 Britannia Street**  
**London**  
**WC1X 9AH**

Proposal:

Creation of gym within existing bin store, with new glazed doors to provide access from courtyard; creation of laundry room in existing amenity space, with new door to replace window to access courtyard; new glazed door and window in undercroft wall; new glazed balustrade at roof level to replace existing metal balustrade.

Drawing Nos: 200-001 Rev P02; A-01-000 Rev P01; A-70-001 Rev P01; A-70-002 Rev P01; A-70-003 Rev P01; A-70-004 Rev P01; A-70-005 Rev P01; A-70-006 Rev P01; A-70-007 Rev P01; A-70-008 Rev P02; A-31-001 Rev P01; 04-001 Rev P01; Design & Access Statement (Hadfield Cawkwell Davidson) (undated).

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: 200-001 Rev P02; A-01-000 Rev P01; A-70-001 Rev P01; A-70-002 Rev P01; A-70-003 Rev P01; A-70-004 Rev P01; A-70-005 Rev P01; A-70-006 Rev P01; A-70-007 Rev P01; A-70-008 Rev P02; A-31-001 Rev P01; 04-001 Rev P01; Design & Access Statement (Hadfield Cawkwell Davidson) (undated).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks various amendments to the student accommodation known as Depot Point, which has been operating for a number of years. The proposals have been amended during the course of the application to omit the relocation of bins to within the existing cycle store. Instead the bins currently accommodated within the bin store that is to be changed to a gym will be accommodated within the other existing separate bin store, which has sufficient space.

The creation of a gym within the existing bin store, including the installation of new glazed doors to provide access from the courtyard, is considered to be acceptable on the basis that the bins can be satisfactorily accommodated elsewhere on site and the new glazed doors would not detract from the character and appearance of the host building or courtyard.

The creation of a laundry room in an existing amenity space, including a new door to replace a window, is also considered to be acceptable on the basis that the amenity space on site is being increased overall and the new door would occupy the same opening as the window and would therefore not detract from the character and appearance of the host building or courtyard.

The new glazed door and window in the undercroft wall are considered to be acceptable on the basis that the new door will match an existing door on the same wall and the new window is of a human scale and would allow for greater natural surveillance of the undercroft.

Whilst glazed balustrades are often not considered to be acceptable, the proposed glazed balustrade at roof level to replace an existing metal balustrade is considered to be acceptable on the basis that the balustrade is at a high level and set back from the roof edge where it would not be visible from street level. As such, it would not detract from the host building or the wider area.

It is not considered that the proposed changes would cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the proposed works.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 2 The applicant is advised that, notwithstanding the approved plans, this permission does not relate to any changes to the existing cycle store shown on the plans.
- 3 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).
- 4 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.
- 5 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer