

Application ref: 2023/2824/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 16 November 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

Carless & Adams Ltd
6 Progress Business Centre
Whittle Parkway
Bath Road
Slough
Berkshire
SL1 6DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Wakefield Street
London
Camden
WC1N 1PG

Proposal:
Provision of raised entrance area with staircase and platform lift and associated alterations

Drawing Nos:
01 (Rev A); 02 (Rev A); 03 (Rev A); 04 (Rev A); 05 (Rev A); Design statement (Rev C);
Cover letter; Noise impact assessment (dated 30th June 2023); Planning statement

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: 01 (Rev A); 02 (Rev A); 03 (Rev A); 04 (Rev A); 05 (Rev A); Design statement (Rev C); Cover letter; Noise impact assessment (dated 30th June 2023); Planning statement

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 external noise level emitted from the lift equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, the proposed machinery shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

It is proposed to install a platform lift and a new stair to the existing secondary access towards the rear of the site, replacing the existing stair doorway.

The proposal represents accessibility benefits to The Buddhist Centre and society more widely, allowing wheelchair users to access the reception area without having to navigate the stairs at the main entrance. As such it accords with policy C6 which seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. The principle of a new wheelchair accessible secondary entrance is therefore supported.

A new stair and entrance platform would be provided adjacent to the lift, utilising the existing sash window aperture. A canopy would be provided over the new entrance door together with lighting either side of the new door.

The lift would be clad in brown pigmented standing seam zinc to complement

the material palette of the housing development opposite the site. The new stair would be buff brick to match the side return. The material palette is considered to be sensitive to the site and its immediate surrounds.

The interventions have been purposefully sited away from the principal, more characterful elevation and would not have a prominent presence in the streetscene. That said, they would still be on a street facing elevation and would change the character and appearance of the modest historic side return, affecting three original window / door openings. This has been recognised as less than substantial heritage harm, albeit at the lower end of the scale, by the Council's Conservation officer. Various options were considered by the applicant and the proposal is the approach that would be most beneficial in accessibility terms whilst avoiding alterations to the main front entrance. Where harm is identified, it should be weighed against the public benefits of the proposal. In this case the benefit of providing wheelchair access is considered to outweigh the harm.

A noise impact assessment has been provided and reviewed by the Council's Environmental Health officer who finds the impact to be acceptable and in line with Local Plan policy, subject to a compliance condition. The massing of the new lift and stair would be located a sufficient distance away from neighbouring windows for there to be no adverse impacts on the amenity of adjoining residential occupiers.

It is noted that the works are proposed on Highway land rather than land in the applicant's ownership; however, given the site constraints there is an inevitability to this in order for an accessible entrance to be achieved. In addition, two dropped kerbs are proposed to facilitate a wheelchair user crossing the road across the smoother tarmacked section. The Highways team have been consulted and raise no objection subject to the applicant applying for a Stopping Up Order and covering all related expenses.

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.

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.

As such, the proposal is in general accordance with policies C6, D1, D2, A1 and A4 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023. In reaching this decision, the Council has also had due regard to the Public Sector Equality Duty set out under s149 of the Equality Act 2010.

- 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.

- 5 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

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