

Application ref: 2023/4703/P
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Date: 11 January 2024

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

ttaDECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bidborough House
38-50 Bidborough Street
London
WC1H 9BT

Proposal:

Extension of external ramp and handrails, replacement of the handrails on external stairs, installation of new doors and associated works to front elevation

Drawing Nos: Site Location Plan STLE RSS 00 00 DR A 0501, Justification Statement, STLE RSS 00 00 DR A 1001, STLE RSS 00 00 DR A 0505, STLE RSS 00 00 DR A 1010, STLE RSS 00 00 DR A 1005, STLE RSS 00 00 DR A 1020, STLE RSS 00 00 DR A 1025, STLE RSS 00 00 DR A 1201, STLE RSS 00 00 DR A1205, STLE RSS 00 00 DR A 1205 PI2, STLE RSS 00 00 DR A 1301 PI2, STLE RSS 00 00 DR A 1401

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:

Site Location Plan STLE RSS 00 00 DR A 0501, Justification Statement, STLE RSS 00 00 DR A 1001, STLE RSS 00 00 DR A 0505, STLE RSS 00 00 DR A 1010, STLE RSS 00 00 DR A 1005, STLE RSS 00 00 DR A 1020, STLE RSS 00 00 DR A 1025, STLE RSS 00 00 DR A 1201, STLE RSS 00 00 DR A1205, STLE RSS 00 00 DR A 1205 PI2, STLE RSS 00 00 DR A 1301 PI2, STLE RSS 00 00 DR A 1401

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 proposal involves alterations to the access ramp and entrance doors and stairs at ground floor on the Bidborough Street elevation of the building. The site is neither listed nor located within a conservation area.

The existing access ramp would be widened from approx. 0.9m to around 1.5m, and the top landing would be widened from 1.2m to approx. 1.5m to allow for greater space for manoeuvring. The existing railings at pavement level would be removed, and new railings would be installed adjacent to the bottom landing which itself would be extended to 1.5m. In addition, new balustrade railings measuring 1.1m high which would be finished in dark grey, are proposed. New handrails would be installed which would be painted orange with integrated lighting to improve visibility. The area below the top landing would be finished in resin bound gravel and a steel mesh finished in black would allow ventilation to the basement level below. Given the appearance of existing ramp, the proposed alterations are considered acceptable and would be in keeping with the character of the host building and wider streetscene.

The replacement doors would be very similar to the appearance of the existing doors and are thus considered acceptable.

The width of the stairs would be reduced; however, this would not significantly change the appearance of the building and the width would remain sufficiently wide to allow access. New handrails at varying heights are proposed, finished in a mix of orange and dark grey with integrated lighting, which would be minor additions that would not detract from the overall appearance of the building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposals are required in order to improve the inclusive access to the building which is supported by Policy C6 of the Camden Local Plan. Also having due regard to the Public Sector Equality Duty, the proposal would also have a clear and positive impact on those experiencing barriers to accessibility, including disabled people, those with young children, and older people.

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, D1 and C6 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 the National Planning Policy Framework.

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