

Application ref: 2023/4271/P
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Date: 19 January 2024

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
76-77 Shelton Street
London
WC2H 2JQ

Proposal:

External alterations to Betterton Street elevation to replace existing sliding shutter door with a smaller roller shutter door and pedestrian door, new parapet at roof level to the rear.

Drawing Nos: 275/00; 275/2; 275/3; 275/4; 275/5; 275/6; 275/7; 275/8; Cover letter prepared by JMS Planning, dated 6/10/2023

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- 275/00; 275/2; 275/3; 275/4; 275/5; 275/6; 275/7;

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 consent-

The new parapet wall would generally not exceed the height of the existing walkway structure at roof level and be a minor, ancillary addition to the roofscape, completely proportionate to the building and in keeping with the utilitarian structures to the rear, setback from the street and having a limited contribution to the conservation area. The parapet would be constructed with brick to match the brick used in the existing building.

The parapet would be set at a lower height where it is adjacent to windows serving buildings fronting Drury Lane, ensuring the parapet would not result in any undue loss of daylight and sunlight from these windows.

At the Betterton Street elevation, the replacement of the existing sliding shutter door with a smaller roller shutter door and pedestrian door would improve the level of articulation and activation of the building at ground floor level, by reducing the size of the larger, imposing roller shutter door, and providing a more human scale pedestrian door. The pedestrian door would be constructed with timber, in keeping with the existing materiality of this elevation.

As discussed above, the parapet is designed not to restrict sunlight or daylight to adjacent properties unduly. Given the nature of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of outlook or privacy.

No objections have been received. 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 D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of 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