

Application ref: 2024/0451/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 4 April 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

Rivington Street Studio
28 Navigation Road
London
E3 3TG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Hobday Building
The Royal Veterinary College
Royal College Street
London
NW1 0TU**

Proposal:

Proposed double-glazed Crittall windows set within refurbished hardwood frames to front (west) and part side elevations. Installation of new aluminium double-glazed windows to rear (east) and part side elevations.

Drawing Nos: 1001 PL01, 1005 PL01, 1006 PL01, 1007 PL01, 1008 PL01, 1009 PL01, 1010 PL01, 1011 PL01, 1021 PL01, 1022 PL01, 1023 PL01, 1024 PL01, 1201 PL01, 1401 PL01, 1402 PL01, 1403 PL01, 1404 PL01, 3100 PL01, 4101 PL01, 4102 PL01, 4103 PL01, 4104 PL01, 4105 PL01, 4106 PL01, 4107 PL01, 4108 PL01, 4109 PL01, Design and Access Statement (dated February 2024)

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:

1001 PL01, 1005 PL01, 1006 PL01, 1007 PL01, 1008 PL01, 1009 PL01, 1010 PL01, 1011 PL01, 1021 PL01, 1022 PL01, 1023 PL01, 1024 PL01, 1201 PL01, 1401 PL01, 1402 PL01, 1403 PL01, 1404 PL01, 3100 PL01, 4101 PL01, 4102 PL01, 4103 PL01, 4104 PL01, 4105 PL01, 4106 PL01, 4107 PL01, 4108 PL01, 4109 PL01, Design and Access Statement (dated February 2024)

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 permission.

The proposed works relate to the Hobday Building, located on the Royal Veterinary College campus on Royal College Street. All the windows on the four-storey (plus basement and roof levels) building are in poor condition and perform poorly in terms of heat loss. It is proposed to upgrade all original windows with new double-glazed units.

The windows to the front (west) elevation and to the immediate side flank walls of the north and south elevations are proposed to be replaced with new double-glazed black steel frame windows that will match as closely as possible the original steel profiles. The original hardwood frames will be retained and repaired where necessary. Windows to the remainder of the side and rear elevations do not have timber frames and will be replaced with new slim (50mm) section double-glazed aluminium frames. The primary mullions and transoms will be located to match existing and will be powder coated black. The use of double-glazed steel and aluminium framed windows is considered acceptable on environmental terms and respectful of the historic character of the host building as well as the wider Conservation Area.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of daylight/sunlight, outlook or privacy.

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 Kings Cross St Pancras 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 proposed development is in general accordance with policies A1, D1, and D2 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', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer