

Application ref: 2024/1420/P
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Date: 26 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
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ArkleBoyce
Studio 1 Ironworks
David Street
Holbeck
Leeds
LS11 5FA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Atelier House
64 Pratt Street
London
NW1 0DL

Proposal:

Alterations to elevations including works to front entrance, lowering of cills of 3 arched window to west elevation; replacement of single glazed with doubled glazed windows in Camden Street ground floor circular windows; erection of new bin and cycle stores.

Drawing Nos: AA(0)001, rev *; AP(0)_021, rev A; AP(0)_020; AP(0)_011; AP(0)003;
AP(0)_060, rev A; AP(0)_052, rev B; AP(0)_023, rev A; AP(0)_022, rev A; AP(0)_110,
rev A; AP(0)_063, rev A; AP(0)_061, rev C; AP(0)_062, rev A; AP(0)_112, rev *;
AP(0)_111; AP(0)050, rev B; AP(0)_020; AP(0)_060, rev A;
Design and Access Statement prepared by ArkleBoyce,

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 AA(0)001, rev *; AP(0)_021, rev A; AP(0)_020; AP(0)_011; AP(0)003; AP(0)_060, rev A; AP(0)_052, rev B; AP(0)_023, rev A; AP(0)_022, rev A; AP(0)_110, rev A; AP(0)_063, rev A; AP(0)_061, rev C; AP(0)_062, rev A; AP(0)_112, rev *; AP(0)_111; AP(0)050, rev B; AP(0)_020; AP(0)_060, rev A;

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 proposed external alterations and new additions are part of a wider refurbishment project to the host building.

The subject building is locally listed, being a 6 storey late 19th century building in red brick with stone dressings. The associated Local Listing is noted for its bold elevational design with alternating pattern to treatment of windows. Slate clad turret at roof level at Pratt Street/Camden Street corner is a feature in longer views up Camden Street and creates a visual link with the spire of All Saints Church opposite.

The existing front entrance on Pratt Street, is to an extent overbearing and uninviting. The proposed replacement entrance, which includes a 'dark lined portal', and external planters to create a deep threshold, integrates appropriately with the surrounding existing stone arch and improves the building's connection with the street. The entrance also incorporates a smaller depth canopy which is less imposing than the existing canopy.

The lowering of the three ground floor window cills, and replacing the three high-level arched windows with full-height windows, on the building's Camden Street elevation, would increase visibility and enhance the building's relationship with the street. The overall proportions of the fenestration would remain the same as existing. The circular windows, which are an attractive feature which contribute to the façade, would be retained.

The new bin and cycle stores, would be positioned at a discreet location within the site, not readily visible from the street, and be constructed with lightweight timber so as to have non-obtrusive presence at the site.

Overall, the proposal's impact on the locally listed building is considered acceptable and not harmful.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. The site's history has been taken into account.

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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer