

Application ref: 2023/3391/P
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Date: 31 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Iceni Projects
44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Whitfield Street
London
Camden
W1T 2RH

Proposal:

Replacement of servicing doors and front ground floor window with new entrance doors with associated canopy above, and alteration of external floor, alongside other minor external alterations.

Drawing Nos:

Supporting documents: Cover Letter (prepared by Iceni, dated 15/08/2023); Delivery and Servicing Note (prepared by E&A, dated 12/10/2023).

Drawings: S001 Rev 1; ex-G001 Rev A; EX-E001 Rev 2; E001 Rev A; G001 Rev B; S002 Rev B; S003 Rev A; S004 Rev A; E003 Rev A; ES001 Rev C.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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: S001 Rev 1; ex-G001 Rev A; EX-E001 Rev 2; E001 Rev A; G001 Rev B; S002 Rev B; S003 Rev A; S004 Rev A; E003 Rev A; ES001 Rev C.

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.

Informatives:

- 1 Reasons for granting permission:

Permission is sought for the construction of a new office entrance facing onto Whitfield Street in the place of service doors and the replacement of the adjacent doors to create a cycle entrance. A glass canopy is proposed over both sets of doors and an alteration of the existing external flooring from concrete to stone slab, as well as the removal of a section of existing balustrading on the pavement which is welcomed. There is an associated application for advertisement consent, reference 2023/3659/A.

The new entrance would closely resemble the existing office entrance at 40 Whitfield Street, which is located approximately 12m to the north of the proposed entrance. The new entrance would include a glazed single door with side lights and fanlight to match the adjacent entrance, as well as an aluminium door to serve as entrance to bike storage, which would not have any glazing. Both doors would have a glazed canopy structure above, again matching that of the nearby existing entrance and the balustrading to the front of the two adjacent windows would be removed. The proposed works are considered to have little visual impact on the building and wider area and, although office entrances are not deemed to create active frontages, it is considered that the proposed works would bring more visual benefit than service doors. Therefore, the proposal, by way of its scale, siting, and materiality, would not harm the character and appearance of the building or wider conservation area.

It should be noted that a previous application for the installation of an office entrance at this site was recently granted, but only when the service doors were preserved, and if the new entrance was proposed to replace a window (reference 2022/3007/P). The reason for this was that it was considered that the application would contradict Camden's Policies on Transport and Town

Centres, as it may have resulted in the retail use of the site being undermined due to the impact on servicing. However, the context of the site has changed since then, and it has been agreed to downsize the retail unit currently occupied by Tesco. As such, the service doors will no longer be possible to use for servicing due to internal reconfiguration; the removal of the service doors is therefore no longer considered to have negative impacts in terms of transport or town centre policies. The proposal has been reviewed by the Council's Transport Officer, who has confirmed that they are acceptable in transport terms, and a statement issued by the owner of the property has confirmed that servicing will no longer take place from Whitfield Street due to the internal works, so the service doors are now redundant. As such, the proposal is considered to be in accordance with Camden's town centre and transport policies.

Given the site context and the limited nature of the works, it is not considered that the new entrance would have an adverse impact on the amenities of neighbouring properties with regards to outlook, privacy, or overlooking. Any possible light spillage from the proposed entrance is considered to be minor and there is not expected to be any significant increase in noise levels given that the use of the entrance will mostly be during ordinary office hours and the area is primarily commercial in nature.

No objections were received prior to the determination of this application, and neither the Charlotte Street Conservation Area Advisory Committee nor the Charlotte Street Association made any comment. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, D2, TC1, TC2, and T1 of the London Borough of 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 You are advised that the Transport Strategy Team should be consulted regarding the removal of the crossover and reinstatement of the pavement to

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.

- 5 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 2023.

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