

Application ref: 2024/2417/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 9 August 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

Mr. Martin Stephens
991 Great West Road
Brentford
TW8 9DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

LUL Euston Vent Shaft
Euston Road and Gower Street
London
NW1 1HS

Proposal: Erection of steel envelope (cladding) on steel frame fixed onto existing concrete vent shaft (sui generis).

Drawing Nos: Document A01460 pages 1 -17 (Proposed Block Plan, Existing Structure Elevation, Proposed Structure, Screen Specification Using Valo Digital Technology by Daktronics, Structural Frame, Structural Frame, Venting Plan, Structure Foundations, Structure Foundations).

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 and documents:

Document A01460 pages 1 -17 (Proposed Block Plan, Existing Structure Elevation, Proposed Structure, Screen Specification Using Valo Digital Technology by Daktronics, Structural Frame, Structural Frame, Venting Plan, Structure Foundations, Structure Foundations).

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 permission.

An identical development proposal was granted planning permission under appeal in October 2021. The Council references were 2020/2878/P & 2020/3341/A, and the Planning Inspectorate references were APP/X5210/W/21/3269495 & APP/X5210/H/21/3269482. The development description was for:

"the erection of steel envelope (cladding) on steel frame fixed onto the existing concrete vent shaft (sui generis) and for the display of an internally illuminated LED digital advertising board on the west elevation of a steel frame fixed to the existing concrete vent shaft."

The advertisement consent expires in October 2026, whereas the planning permission is subject to a three-year implementation period, which expires in October this year. The applicant has not sought to re-apply for the advertisement consent.

The application site does not lie within a conservation area or close to heritage assets. The site adjoins one of the busiest arterial traffic corridors in London and, as such, is heavily trafficked throughout the day and well-lit. The proposal development would be consistent with both national and local policies, as stated by the Appeal Inspector in allowing the appeal:

"Its proposed design, which is considered to be of a high quality, and use of materials, which are sympathetic to the palette of materials seen throughout the immediate area, ensures that it would assimilate well into the existing urban landscape of tall modern looking buildings constructed of modern materials... When viewed in both short and long views, the proposal would be seen against the backdrop of a modern city centre with towering buildings of modern construction. Thus, ensuring its design, materials, scale and mass, respects

the local context and its character, thus making a positive contribution to the area"

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

There would be no harm to highway safety or pedestrian foot flow from the increased footprint of the shaft created by the proposal, as noted by the inspector in the earlier Decision Notice.

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, A4, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer