

Application ref: 2024/2630/P
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Date: 14 October 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Dalcour Maclaren
4 Bredon Court
Brockridge Road
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Chenies Street Chambers
Chenies Street
London
WC1E 7ET

Proposal: Installation of a new gas risers 1 x to the front and 2 x risers the rear elevation, starting at basement level to serve 9 flats (retrospective)

Drawing Nos: 24OO2345_PLN_EL_1.1; 24OO2345_PLN_EL_1.2;
24OO2345_PLN_EL_1.3; 24OO2345_PLN_LOC_2.1; 24OO2345_PLN_SI_3.1;
24OO245_PLN_SI_4.1 and Statement for Works by Dalcour Maclaren.

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 24OO2345_PLN_EL_1.1; 24OO2345_PLN_EL_1.2;
24OO2345_PLN_EL_1.3; 24OO2345_PLN_LOC_2.1;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission:

The proposal seeks retrospective planning permission for the installation of new gas risers and meter box, at the front and side elevations of the host building which would supply gas for the residents at Flats 10-18 Chenies Street Chambers. The gas risers and meter box were installed as part of an emergency upgrade to the existing gas pipework, which required the removal of the existing internal route and installation of a new gas system external to the building, necessary to meet current government legislative requirements.

The applicant has advised that installing the pipework to the existing internal route was not possible as current legislation does not permit the installation of gas pipework in communal fire escapes

The gas risers would be installed to the rear elevation at basement level with vertical lengths running along the existing utility pipework. Whilst the third riser would be affixed to the front elevation to supply Flats 11, 14 and 17. The vertical length shall be affixed to the north of the bay window, with horizontal lengths connecting to each property. The proposed pipework would be painted black recessive colour which complements the colour of the existing pipework on the building's elevations. Two of the pipes are along the rear elevation, which is less prominent to the street. The meter box is modest in size and is positioned on the basement level.

The front elevations consisting of ventilation, cabling and guttering, the latter painted black and the pipework as installed would not exacerbate further visual clutter. In addition, the pipework is painted black to conform with the existing installations currently on the building and given the public benefit of the installation that would supplying safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

Overall, the gas risers and meter box are designed and located in a manner such that they would not be prominent when viewed from the street and results in minimal harm to the character of the host building and the wider Bloomsbury Conservation Area.

In summary, the works do not harm the character and appearance of the host building, streetscene and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

Given the nature and scale of the works, the proposal do 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 prior to making this decision. The Bloomsbury CAAC commented on the application and no objection was raised. No other responses were 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 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.

- 5 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

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.

Daniel Pope
Chief Planning Officer