

Application ref: 2024/4508/P
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Date: 12 December 2024

Development Management
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ARJ Surveying Services
174 Loughborough Road
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NG2 7HZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
Parnell House
Streatham Street
London
WC1A 1JB

Proposal:
Replacement of x14 front entrance doors with new timber doors to match the original doors to flats.

Drawing Nos: Site Location Plan; LBC001-ARJ-ZZ-ZZ-DR-B-PL001; LBC001-ARJ-ZZ-ZZ-DR-B-PL002; LBC001-ARJ-ZZ-ZZ-DR-B-PL101; LBC001-ARJ-ZZ-ZZ-DR-B-PL102; LBC001-ARJ-ZZ-ZZ-DR-B-PL401; 1/4; 2/4; 3/4; 4/4; Design and Access / Planning / Heritage Statement (Revision: P5) dated 8th December 2024 (x 27 pages); Ironmongery Schedule dated 4th November 2024 (x 5 pages).

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: Site Location Plan; LBC001-ARJ-ZZ-ZZ-DR-B-PL001; LBC001-ARJ-ZZ-ZZ-DR-B-PL002; LBC001-ARJ-ZZ-ZZ-DR-B-PL101; LBC001-ARJ-ZZ-ZZ-DR-B-PL102; LBC001-ARJ-ZZ-ZZ-DR-B-PL401; 1/4; 2/4; 3/4; 4/4; Design and Access / Planning / Heritage Statement (Revision: P5) dated 8th December 2024 (x 27 pages); Ironmongery Schedule dated 4th November 2024 (x 5 pages).

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) A sample of a typical lower panel door with the bead mould detail;

b) Hardware details;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 subject building, Parnell House, is Grade II* Listed and located in the Bloomsbury Conservation Area. The block of flats was constructed in 1849 and is one of the earliest examples of social housing.

This application seeks approval to remediate the unlawful removal and replacement of x10 original front entrance doors (Nos. 4, 10, 19, 20, 24, 27, 28, 31, 32 and 38), with new timber doors that are matched to the originals. It is also proposed that x4 further unoriginal doors (Nos. 33, 36, 37 and 39) are also replaced.

The doors would be replaced with accurate and sympathetic replicas of the

original. They would consist of solid 4-panel timber units with the colour of all the new doors revised to a current grey for uniformity.

Revisions were also received with regard to the existing and proposed drawings as the original ones were not accurately scaled. In terms of ironmongery, the originally proposed escutcheon was amended to a round match as it was considered to be more appropriate for the age of the building. A separate ironmongery schedule in relation to the proposed door knocker, letter plate, escutcheon, hinges and internal nightlatch has been submitted and is to the satisfaction of officers.

A condition has been added to this decision requesting for a sample of a typical lower panel door with the bead mould detail to be submitted as well as hardware details.

The application has been advertised in the press and by means of a site notice. The Bloomsbury CAAC was consulted but did not comment. Historic England was consulted and issued a letter of flexible authority ratified by the Secretary of State 28 October 2024.

The site's planning history has been taken into account when making this decision.

The proposed work is considered to remediate the harm posed by the unlawful works and would preserve the special interest of the Grade II* listed building and the character and appearance of Bloomsbury Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the proposed works, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

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 ENFORCEMENT ACTION TO BE TAKEN:

If the existing x10 front entrance doors (Nos. 4, 10, 19, 20, 24, 27, 28, 31, 32 and 38) have not been replaced with new timber doors in line with the consent hereby approved (and all constituent materials removed and damages made good) within THREE (3) months from the date of this decision, it is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control. An enforcement case has been opened (EN24/0723) to follow up on this consent and to ensure this is complied with.

- 3 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).
- 4 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.
- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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.

Daniel Pope
Chief Planning Officer