

Application ref: 2024/4983/P
Contact: Adam Afford
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Date: 22 January 2025

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

Metashape Limited
4th Floor
100 Fenchurch Street
London
EC1M 5JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Unit 7
71-75 Shelton Street
London
Camden
WC2H 9JQ

Proposal:

Proposed lift over-run and change to fenestration of glazed link.

Drawing Nos: Site Location Plan; 1521, Proposed Meeting Room Corridor; 2500,
Proposed Lift Overrun; 2501, Proposed 3Ds; 2510

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; 1521, Proposed Meeting Room Corridor; 2500, Proposed Lift Overrun; 2501, Proposed 3Ds; 2510

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;

The site is a commercial building located within the Seven Dials CAAC. However the application relates to a closed internal utility area at roof level which is not publicly visible or accessible and therefore has no contribution to the conservation area.

The proposal seeks alterations to the fenestration of an existing wing of the building which forms a corridor link. The proposal seeks to improve the existing glazing which runs the width of the present elevation creating a strip of windows along the elevation, this is to be changed to a more solid elevation with less glazing and smaller windows set within a brick wall. The second component of the application includes creating a new brick enclosure for a lift and extended polycarbonate canopy.

In accordance with policy D1, the design of the proposals are acceptable in regards to scale, style, materials, proportions, detailing and overall design. The alterations are not visible in relation to the conservation area and given the courtyard's existing appearance and functional nature no harm is identified.

Due to the nature and setting of the proposals, no harmful impact would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were 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, D1, D2, TC2 of the Camden Local Plan 2017, policy SD2 of the Seven Dials Conservation area statement. The development would also accord with the National Planning Policy Framework 2024 and the London Plan 2021.

- 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 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer