

Mr Geoff Purcell
Potter Raper Partnership
Julco House
26 28 Great Portland Street
London
W1W 8QT

Application Ref: **2015/0933/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

10 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bidborough House
38 Bidborough Street
London
WC1H 9BT

Proposal:

Replacement of existing doors to main and secondary entrances with powder coated aluminium/stainless steel framed and glazed entrance doors to main entrance and new revolving/air-lock door with adjacent fire exit/pass door to secondary entrance.

Drawing Nos: LA247-121, LA247-122, LA247-123, LA247-124, Design and Access Statement (prepared by Potter Raper Partnership).

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and document: LA247-121, LA247-122, LA247-123, LA247-124, Design and Access Statement (prepared by Potter Raper Partnership)

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement doors to Bidborough Street and Mabledon Place are similar in appearance to the existing doors, and are considered to be appropriate in terms of location, materials and design. The proposal would not harm the character or appearance of the host building, or streetscene.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers. The proposed revolving door at Mabledon Place entrance will cause some minor encroachment within the footpath, but is not considered to cause any unreasonable pedestrian impacts. Additionally, the development is shown to comply with Camden Planning Guidance pedestrian safety recommendations, and similar doors have been approved in the immediate vicinity.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment