

Mr. David Williams  
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City Temple  
Holborn Viaduct  
London  
EC1A 2DE

Application Ref: **2015/1086/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

30 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Land adjoining Selkirk House Car Park  
West Central Street  
London  
WC1A 1JJ**

Proposal:

Demolition of concrete open staircase abutting the NCP, and replacement with a new metal stair clad at the base of the vehicle ramp on the west side of the site. Further work to the existing car park walls will include infilling existing door openings facing West Central Street in a matching material and extending the solid panels to the rear face of the car park to ensure the new stair conforms to building regulations for fire protection.

Drawing Nos: 001 Rev P1, 100 Rev P1, 100 Rev P2, 200 Rev P2, 300 Rev P1, 400 Rev P1 and Design and Access Statement

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: 001 Rev P1, 100 Rev P1, 100 Rev P2, 200 Rev P2, 300 Rev P1, 400 Rev P1 and Design and Access Statement.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission

The proposal would involve the demolition of the existing three storey concrete open staircase abutting the NCP car park to the south and its replacement with a new staircase at the base of the vehicle ramp on the western side of the car park. Further work to the existing car park walls are also proposed including the infilling of the existing door openings facing West Central Street in a matching material and extending the solid panels to the rear face of the car to ensure the new stair conforms to building regulations for fire protection.

The proposed evacuation from the new staircase would be via the base of the ramp that is aligned at the second basement level. The proposed staircase would measure 4 metres wide, 6.5 metres long and would not exceed the height of the parapet of the existing car park. It would comprise a prefabricated galvanised steel stair with perforated treads and nylon coated metal railings with an aluminium roof and would be clad in a bronze effect metal mesh.

The proposed staircase would sit comfortably with the host building being subservient in scale and designed to match in height. It would not be readily visible from the wider public realm in views from West Central Street to the north east or Grape Street to the west. By reason of its design, scale and siting, it would have no adverse impact on the character or appearance of the host building, street scene or the neighbouring Bloomsbury Conservation Area.

Given the proposed new staircase would be sited at the base of the existing car park ramp below the ground floor of the nearest neighbouring residential properties in Grape Street to the west and West Central Street to the north, it would not

significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook, privacy, light spill or added sense of enclosure.

33 neighbours were consulted. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 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 March 2015, consolidated with alterations since 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.
- 4 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via

the following link: [http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3298006](http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006)

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal;  
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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