

Mr Ben Hallowell
Baily Garner
146-148 Eltham Hill
Eltham
London
SE9 5DY

Application Ref: **2015/0005/P**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

19 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1-11 Stone Buildings
London
WC2A 3XT

Proposal:
External installation of high level access equipment and external repairs and decorations to Grade I listed buildings.

Drawing Nos: Existing Elevation A, B, C, D, E, F, G, Existing Roof Plan 1-5 Stone Buildings, Existing Roof Plan 6 and 7 Stone Buildings, Existing Roof Plan 8 and 9 Stone Buildings, Existing Roof Plan 10 and 11, Stone Buildings, Supporting Information for Scaffolding Specification 2015 08 05, Supporting Information for CO Materials and Workmanship 2015 08 05, Latchways Layout Buildings 1 of 2 Rev B

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 [and DP25 if in CA] 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 Existing Elevation A, B, C, D, E, F, G, Existing Roof Plan 1-5 Stone Buildings, Existing Roof Plan 6 and 7 Stone Buildings, Existing Roof Plan 8 and 9 Stone Buildings, Existing Roof Plan 10 and 11, Stone Buildings, Supporting Information for Scaffolding Specification 2015 08 05, Supporting Information for CO Materials and Workmanship 2015 08 05, Latchways Layout Buildings 1 of 2 Rev B.

Reason:

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

Informative(s):

- 1 Reason for granting permission:

The original proposal for a safety roof system on the subject buildings was not acceptable because it would have involved edge protection that would likely have been visible above the parapet, thereby impacting the buildings' character. The revised proposal for the fall arrest system no longer incorporates the edge protection, instead allowing for the installation of a wire based system.

The proposed alterations to the roofs of the parent buildings are minimal by virtue of the posts being setback, thereby not being visible or impacting the surrounding streetscape and would preserve the character and appearance of the listed building and the surrounding conservation area. Due to the nature of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook, or privacy.

Whilst the development will have some impact in terms of introducing new elements to the buildings in the way of posts on the roofs, they are not highly visible or considered harmful to the character or appearance of the host building or the Bloomsbury Conservation Area due to their minor nature.

Public consultation was undertaken by placement of a press and site notice as part of the applications for listed building consent and planning permission. One

comment was received about the potential for noise and disruption during the works and the working hours, also stating that there is no space for trucks to manoeuvre or park.

Nuisance from building works is not a valid planning consideration. A standard informative is attached to the decision notice granting permission with regard to working hours and noise. The works are minor such that they would require a construction management plan.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its 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 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment