

Mr James Buckley
TP Bennett
1 America Street
London
SE1 0NE

Application Ref: **2015/1191/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

29 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Africa House
70 Kingsway
London
WC2B 6AH

Proposal: Installation of CCTV cameras, intercom system, new signage to rear entrance, replacement signage to front entrance; and replacement louvre at ground floor Twyford Place Facade.

Drawing Nos: Site location plan; R7046 D0500 P4; D0400 P3; D0401 P3; D0402 P3; D0500 P3; D0501 P3; D0503 P2; D0508 P2

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; R7046 D0500 P4; D0400 P3; D0401 P3; D0402 P3; D0500 P3; D0501 P3; D0503 P2; D0508 P2

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 Permission is sought for the installation of the following:
4x Bullet CCTV associated infra-red lighting modules
1x 'Dennard' CCTV Camera at 3rd floor level
1x Bullet CCTV and associated infra-red lighting module at roof level.
1x door entry card reader ground floor and associated video panel
Plaques at entry doors
1x Vault Louvre

The CCTV, door panels, plaques and louvre have been sensitively located on the Grade II Listed Building and will not harm its special architectural interest appearance or that of the wider streetscene or conservation area. There would be no harm to the amenity of adjoining neighbours as the proposal is for modest additions to the building façade.

Special regard has been attached to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to any harm, 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



Ed Watson
Director of Culture & Environment