

Mr. Rupert Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2015/3255/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

27 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Thomas Neal Centre
35 Earlham Street
London
WC2H 9LD

Proposal:
Replacement of metal gates and installation of secondary glazing doors to Earlham Street and Shorts Gardens entrances.

Drawing Nos: Site Location Plan; Design, Heritage and Access Statement for Minor Works; View 01 and 02; T(10) L00, T(10) P00, T(10) DP00, T(10) E00, T(10) E01, T(10) E02, T(10) E03, T(20) P00, T(20) DP00, T(20) E00, T(20) E01, T(20) E02, T(20) E03.

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 policies DP24 and DP25 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 [Site Location Plan; Design, Heritage and Access Statement for Minor Works; View 01 and 02; T(10) L00, T(10) P00, T(10) DP00, T(10) E00, T(10) E01, T(10) E02, T(10) E03, T(20) P00, T(20) DP00, T(20) E00, T(20) E01, T(20) E02, T(20) E03.]

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would replace two pairs of existing 1980s metal gates at either end of 'Cucumber Alley', namely to Earlham Street and Shorts Gardens entrances.

The proposed gates are of a plainer more industrial design, which is more in keeping with the site and is therefore acceptable.

The proposal also seeks to install glazed doors (set within the recess of Earlham Street and Shorts Gardens entrances) to allow the interior to be heated. While these doors will change the current open character of the alleyway, they will be inset within the building, by the width of the folded gates, and it is not likely that they will be any more harmful to the special interest of the listed building or the character and appearance of the conservation area than any of the substantial amount of existing exterior and interior glazing associated with the retail units.

The proposal would therefore ensure no harm to the special architectural and historic interest of the listed building and would preserve the character and appearance of the surrounding conservation area.

The proposal, by virtue of its scale and proximity to neighbouring buildings would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, privacy, outlook and noise nuisance.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in addition 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, 7.8 and 7.15 of the London Plan 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.

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