

Mr Derek Johnson
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Application Ref: **2015/0017/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

17 August 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Old Hall Old Buildings London Camden WC2A 3UP

Proposal:
Installation of a fall restraint system to the pitched roofs of the building to front and rear.
Drawing Nos: Design, Access and Heritage Statement for Listed Building and Conservation Area Consent, 43, 45, Site Location Plan, Statement of Historical Significance, 1402,5382-04, 5382-05B, 13.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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

Design, Access and Heritage Statement for Listed Building and Conservation Area Consent, 43, 45, Site Location Plan, Statement of Historical Significance, 1402,5382-04, 5382-05B, 13.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

This proposal for a fall restraint roof system on the buildings' perimeter near the eaves would be hidden from view as seen from the public realm. Originally the proposal was for the Latchways' traditional restraint system, whereas now a single span wire system is proposed that will sit at low level near the eaves, thereby being largely out of view from the public realm. Intervention into fabric to fix the system would be minimal. Therefore, proposals would preserve the buildings' special architectural and historic interest, and sustaining their significance.

Historic England was consulted because the subject buildings are Grade I listed. It responded by advising that the Council is authorised to determine the application for listed building consent.

Due to the scale of the proposed works, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in 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, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 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 implementation of the proposals as approved in this decision notice are the final roof maintenance alterations that would be acceptable without causing harm to the listed building. Therefore, any future proposals for roof maintenance would be required to consolidate all proposals into a single comprehensive system.

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