

Mr Derek Johnson
Baily Garner
Baily Garner LLP
146 - 148 Eltham Hill
Eltham
London SE9 5DY

Application Ref: **2015/0036/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

27 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

16-27 Old Buildings Old Buildings London Camden WC2A 3UP

Proposal:

Installation of fall restraint systems at roof level to the buildings' perimeter.

Drawing Nos: 27144, Statement of Historical Significance, 5382-06, 5382-05, 23, 22, 21, 20, 12, 11, Design, Access and Heritage Statement for Listed Building and Conservation Area Consent.

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 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:

27144, Statement of Historical Significance, 5382-06, 5382-05, 23, 22, 21, 20, 12, 11, Design, Access and Heritage Statement for Listed Building and Conservation Area Consent.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:
This proposal for a fall restraint roof system on the buildings' perimeter by way of a single span system between the two structural brick turrets at nos. 21 and 24. This is a revision to the original proposal that was to fix posts into the roof timbers and tiles. However, due to unforeseen make-up of the roofs at 21-25 Old Buildings, whereby tiles have been cemented into position, the revised proposals will not cause unnecessary damage to the roof coverings. Intervention into fabric to fix the system would be minimal. The system will be installed at a low level and hidden behind the parapet, thereby being largely out of view from the public realm and minimising the visual impact from the ground. The two anchor points will be powder coated in grey to match the lead coverings around.

Historic England was consulted and has advised that the Council is authorised to determine the application for listed building consent.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and to the desirability of preserving or enhancing the character and appearance of the Bloomsbury 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.

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

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.

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