

Mrs Anna Lutterodt
Sonnemann Toon Architects LLP
Quality House
6-9 Quality Court
Chancery Lane
London
WC2A 1HP

Application Ref: **2015/1315/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12-14 Endsleigh Gardens
London
WC1H 0EH

Proposal:
Installation of platform lift for refuse bins at lower ground floor level in the light well facing Taviton Street.

Drawing Nos: 1377 (10) 002 Rev.P2, 1377 (11) 002 Rev.P2, 1377 (12) 002 Rev.P2, 1377 (20) 101 Rev.P2, 1377 (31) 004 Rev. P2, 1377 (51) 001 P1, 1377 (90) 004 P4, 1377 (22) 101 P3, 1377 (22) 102 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 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:

1377 (10) 002 Rev.P2, 1377 (11) 002 Rev.P2, 1377 (12) 002 Rev.P2, 1377 (20) 101 Rev.P2, 1377 (31) 004 Rev. P2, 1377 (51) 001 P1, 1377 (90) 004 P4, 1377 (22) 101 P3, 1377 (22) 102 P2.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed new metal refuse platform lift would sit at lower ground floor level and raised to street level for refuse collection. The handrails to the lift would be the same height and spacing as the existing lightwell railings, to ensure that the development would be a complementary, subordinate alteration to the host building. The existing railings would be reused in order to create a new gate to allow access, and the design and materials proposed are considered to respect the character and appearance of the host building and the wider Bloomsbury Conservation Area. Given that the proposed refuse platform and the paladin waste bins would only be visible temporarily when the lift is raised, and set back in the corner of the front porch and the front wall, it is not considered that the proposed platform and bins would cause harm to the character and appearance of the conservation area. There would be no impact on residential amenity.

The original proposal included a fixed platform at street level which was amended at the officer's request due to the harm caused to the appearance of the host building and surrounding conservation area.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under 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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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 Noise and Licensing Enforcement Team, 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