

Ms Lucia Hutton
Feilden Clegg Bradley Studios
Twenty Tottenham Street
London
W1T 4RF

Application Ref: **2015/5851/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Whitfield Street
London
W1T 4HD

Proposal: Erection of a second floor rear stairwell enclosure

Drawing Nos: Design & Access Statement, Location plan, NW2712/P/100 Rev P1, NW2712/P/101 Rev P1, NW2712/P/102 Rev P1, NW2712/P/103 Rev P1, NW2712/P/104 Rev P1, NW2712/P/120 Rev P1, NW2712/P/121 Rev P1, NW2712/P/122 Rev P1, NW2712/P/200 Rev P1, NW2712/P/201 Rev P1, NW2712/P/202 Rev P1, NW2712/P/203 Rev P1, NW2712/P/220 Rev P1 & NW2712/P/221 Rev P1

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 Design & Access Statement, Location plan, NW2712/P/100 Rev P1, NW2712/P/101 Rev P1, NW2712/P/102 Rev P1, NW2712/P/103 Rev P1, NW2712/P/104 Rev P1, NW2712/P/120 Rev P1, NW2712/P/121 Rev P1, NW2712/P/122 Rev P1, NW2712/P/200 Rev P1, NW2712/P/201 Rev P1, NW2712/P/202 Rev P1, NW2712/P/203 Rev P1, NW2712/P/220 Rev P1 & NW2712/P/221 Rev P1

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

Informative(s):

- 1 Reasons for granting permission

The proposed erection of a second floor staircase to the rear of the host office building is considered to meet Camden Development plan policies DP24 and DP25. The staircase would allow access from the ground and first floor levels to the second floor as part of an internal re-organisation of the office building. The staircase (approximately 18sqm in floor area) is considered to be a modest addition and would not be visually prominent within the public realm due to its location on the rear elevation of the office building and the flank elevation of a building located to the rear. Its height would not rise above the surrounding location and the extension would reflect the existing built form with matching materials.

The use of the building as an office and the location of the second floor staircase in an already enclosed location would not result in detrimental amenity concerns or harm to the surrounding location by way of a loss of light, outlook or any increases in overlooking.

11 Neighbouring occupiers were consulted on the application, no objections have been received. The site's planning history and relevant appeal decisions 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS5 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 2015, consolidated with alterations since 2011; and paragraphs 14,17, 56-66 and 125-141 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