

Mr Douglas Taylor-Saunders  
EDGE  
18-20 Crucifix Lane  
London  
SE1 3JW

Application Ref: **2015/7224/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

15 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**74 Camden Street**  
**London**  
**NW1 0EG**

Proposal:  
Erection of canopy over front entrance and installation of 2x planters (following removal of existing canopy) to office building  
Drawing Nos: 00.101 (Location Plan); 01.102; 00.201; 00.202; 00.203; 00.204; 00.205; 00.206

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 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 00.101 (Location Plan); 01.102; 00.201; 00.202; 00.203; 00.204; 00.205; 00.206

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

#### Informative(s):

- 1 Reasons for granting permission:

The position, size and design of the proposed canopy is considered acceptable as a subordinate and appropriate element to the building and street scene. The proposed canopy will also be cantilever with a marginal increase in size from the existing. It will be constructed of black metal which is considered a contemporary and complimentary addition to the façade while not obscuring any prominent architectural features of the host building.

The proposed black metal framed double glazed windows are additionally considered acceptable which will relate well to the entrance canopy above. The proposed mesh covering will ensure some privacy the ground floor rooms within but will maintain surveillance towards the street. The two planters will be not bulky or dominating and are also considered a complimentary addition. Overall the proposal help create an active frontage towards the host building and Camden Street.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to 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 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 and 56-66 of the National Planning Policy Framework.

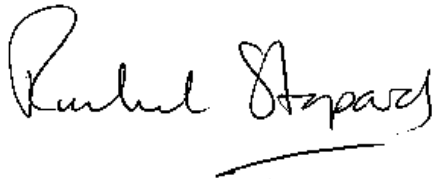
- 2 You are advised that Advertisement Consent would be required in relation to any signage on the front entrance canopy.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities 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).
- 4 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard  
Director of Culture & Environment