

Mr Aaron Peate
Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2015/5707/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

26 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Saffron House
6-10 Kirby Street
London
EC1N 8TS

Proposal:

External alterations to the existing offices (Class B1) including infilling the external front balconies at first and second floor level, enlargement of the window openings at third floor level, relocation of the ground floor front entrance, and installation of new ground floor canopy.

Drawing Nos: 14-069-P001; P002; P100_A; P101; P102; P103; P120; P200_B; P201_A; P202; P203; P400_C; P500_A; P700_A; P701_B.

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: 14-069-P001; P002; P100_A; P101; P102; P103; P120; P200_B; P201_A; P202; P203; P400_C; P500_A; P700_A; P701_B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extensions to infill the front recessed balcony areas of the 1980's office building are considered acceptable in terms of their design, size, and materials. Although the enlargement of the third floor level window openings would reduce the architectural order of the elevation it would create uniformity within this part of the front façade. The ground floor front glazed entrance would be centrally located and would not harm the character or appearance of the building. The drawings have been revised to reduce the length of the canopy that would now be centrally located to cover the entrance door and two window panels to the south of the building. This would balance the building and would be considered acceptable.

The proposed modifications to the front façade of the building would not result in any impact on the amenity of the neighbouring occupiers and would be considered acceptable.

No objections have been received as a result of public consultation. The site's planning history was taken into account when coming to this decision.

The proposal is considered to preserve the character of the conservation area. 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 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 & 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.

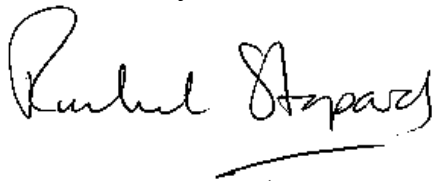
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment