

Andrew Vaughan  
Portfolio Town Planning Ltd  
Kemp House  
152 City Road  
London  
EC1V 2NX

Application Ref: **2016/5081/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

21 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**31-35 Kirby Street**  
**London**  
**EC1N 8TE**

Proposal:

Replacement of existing entrance door, the re-cladding of existing columns and facade band in a dark grey mosaic tile and refurbishment of the facade.

Drawing Nos: 978\_S-00 P1, 978\_EX-00 P1, 978\_EX-10 P1, 978\_EE-01 P1, 978\_ES-01 P1, 978\_PL-00 P1, 978\_PL-10 P1, 978\_PL-01 P1, 978\_PL-02 P1, Tile Sample: Solus Ceramics Capital Range Lena 25mm Matt Unglazed R11[dark grey].

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 978\_S-00 P1, 978\_EX-00 P1, 978\_EX-10 P1, 978\_EE-01 P1, 978\_ES-01 P1, 978\_PL-00 P1, 978\_PL-10 P1, 978\_PL-01 P1, 978\_PL-02 P1, Tile Sample: Solus Ceramics Capital Range Lena 25mm Matt Unglazed R11[dark grey].

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

- 3 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.

#### Informatives:

- 1 Reasons for granting permission

The application site comprises 31-35 Kirby Street, a 1960s six-storey office building located to the west of side of Kirby Street. The site is located within the Hatton Garden Conservation Area but is not designated as a positive contributor.

This application proposes alterations to the existing frontage including a replacement entrance door and the re-cladding of existing columns and facade band in a dark grey mosaic tile. The ground floor façade would also be refurbished including the repainting of the render in light grey and the repainting of the railings in dark grey.

The existing façade including the red cladding to the columns and banding, railings and render work is in need of refurbishment.

The proposed alterations are considered to relate well to the architectural style of the existing building façade and the general character of the streetscene. The re-cladding of the external columns, replacement entrance door and general refurbishments would have a high quality finish and would harmonize well with the cladding on the main elevation of the building. It is considered that the development would enhance the character and appearance of this commercial frontage and the wider conservation area.

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

The planning history of the site was taken into account when coming to this decision and no objections were received to this application.

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 2013.

As such, the proposed development is in general accordance with 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. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

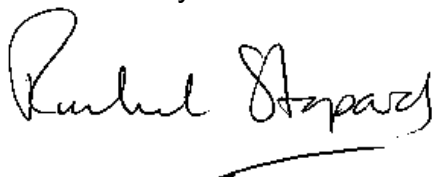
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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