

Ms Tasneem Abdulla
Boon Brown
Unit 33A Spaces Business Centre
15-17 Ingate Place
Battersea
SW8 3NS

Application Ref: **2016/4045/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

6 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
New London House
172 Drury Lane
London
WC2B 5QR

Proposal:

Erection of projecting extensions within voids on 2nd and 3rd floors to the side elevation facing Macklin Street.

Drawing Nos: Heritage statement dated July 2016, 3642/P01, 3642/P02, 3642/P03, 3642/P04, 3642/P05, 3642/P06, 3642/P07RevA, 3642/P08, 3642/P09RevA, Design & Access Statement.

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:
Heritage statement dated July 2016, 3642/P01, 3642/P02, 3642/P03, 3642/P04, 3642/P05, 3642/P06, 3642/P07RevA, 3642/P08, 3642/P09RevA, Design & Access Statement.

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

- 4 The new windows shall be obscure glazed and installed with the opening method in accordance with the details shown on the plans hereby approved. The obscure glazing and the opening mechanism shall be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed projecting extensions infill recessed voids on the second and third floor levels to the elevation facing Macklin Street. They are considered subordinate to the host building in terms of their form and proportions, and would have limited impact on the appearance and character of the host property and streetscene.

Constructed with cladded walls and aluminium framed windows, the contemporary designed extensions would use a form and materials appropriate to the building and setting, and are considered to be an enhancement to the character and appearance of the property and the Seven Dials Estate conservation area.

The proposed extension to an existing office by approx 160 sqm Class B1 floorspace is acceptable in this context of Camden's Central London Area and complies with landuse policies on employment growth.

Due to the protrusion beyond the existing façade, the new windows may increase

overlooking to the windows of the buildings opposite on Macklin Road. It is thus proposed that all of the proposed windows should be obscured glazed on the top hung windows to avoid overlooking to the neighbouring residents opposite and this would be secured by condition.

Due to the site's location, proximity of local residents and the amount of other developments in the area, it is considered that a Construction Management Plan and a financial contribution for any repairs needed to highway damage on Macklin Street will be needed and secured by a S106 legal agreement.

No objections were received prior to making this decision. The planning history of the site 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 section 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 policies CS1, CS3, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP20, DP21, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2012.

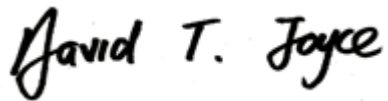
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities