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Application Ref: **2016/6168/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

2 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Unit 58
6 Pancras Square
London
N1C 4AG

Proposal:

External alterations to lower ground floor unit including installation of new front facade in association with proposed A2 use.

Drawing Nos: CJ-GA-I-100 B, CJ-EL-I-102, CJ-EL-I-103 A, CJ-EL-I-104 D, CJ-EL-I-105 A, CJ-EL-I-108, CJ-DET-I-200 B, CJ-DET-I-201 A, SKL019a, SKL019p

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 CJ-GA-I-100 B, CJ-EL-I-102, CJ-EL-I-103 A, CJ-EL-I-104 D, CJ-EL-I-105 A, CJ-EL-I-108, CJ-DET-I-200 B, CJ-DET-I-201 A, SKL019a, SKL019p

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Whilst the insertion of an outward opening swing door to a commercial unit of this type would not usually be permitted it is considered acceptable in this instance as it would open to the same location as the adjacent raised planter at the site and would not restrict pedestrian flow in the area.

The proposed new entrance to the site and alterations to the existing glazed façade represent minor changes that would not have a significant impact on the external appearance of the existing building. Furthermore, the proposed mezzanine floor would be incorporated internally and would involve no alterations to the external fabric of the building.

The proposed A2 use at the site is considered acceptable given the units flexible A1-A5 use which was approved as part of Reserved Matters application 2014/4693/P dated 13/10/2014.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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, CS7 and CS14 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 the policies of the London Plan 2016 and the National Planning Policy Framework.

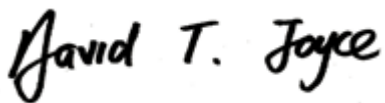
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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).

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



David Joyce
Executive Director Supporting Communities