

Mr. Stuart Minty
SM Planning
80-83 Long Lane
London
EC1A 9ET

Application Ref: **2016/6274/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

29 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Macleod House
10 Parkway
London
NW1 7AA

Proposal: New entrance canopy, and installation of new gates all associated with office building (Class B1)

Drawing Nos: 247_S_00 Revision A, 247_DE_02 Revision P2, 247_DE_01 Revision P2, 2.5 Existing Ground Floor Plan, Existing Section and Existing Parkway Elevation, Design and Access Statement (November 2016).

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 intensity of the illumination of the canopy shall not exceed 600 candelas per



square metre between dusk and dawn in line with the maximum permitted recommended luminance as set out by 'The Institute of Lighting Professional's 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements'.

REASON: To ensure that the development does not harm the character and appearance of this part of the Conservation Area and does not create a distraction to pedestrian or vehicular traffic and therefore cause a hazard to highway safety. In accordance with the requirements of policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP21, DP24, DP25 and DP26 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: 247_S_00 Revision A, 247_DE_02 Revision P2, 247_DE_01 Revision P2, 2.5 Existing Ground Floor Plan, Existing Section and Existing Parkway Elevation, Design and Access Statement (November 2016).

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

Informatives:

- 1 Reasons for granting permission

The application seeks to carry out external alterations to both ground floor accesses, including: Erection of entrance canopy and installation of gates to office entrance, and installation of gates to escape alley. The site is occupied by a multi storey commercial building within the Camden Town Conservation Area with a café at the ground floor and offices above. The principal building is traditional brick with stone dressings, and has a secondary modern glazed infill set back from the frontage, which contains the office entrance. A modern flat canopy with curved edges and internally illuminated letters is proposed over the main entrance, and a steel flat bar gate would be installed at the main frontage. New steel flat bar gates are proposed to the secondary entrance within the principal building, which serves the fire egress and bin store.

The proposed canopy would accord with the modern infill in terms of design, and its siting would not interfere with the architectural features of the adjoining buildings. The new flat bar entrance gates are considered to be appropriate in terms of design and visual impact. A condition would limit the illuminance levels of the lettering on the profile of the canopy. The new flatbar gates to the secondary entrance would contrast with the host building and would be legible as a new addition to match the modern office infill. They are therefore not considered to be harmful to the character and appearance of the host building or the conservation area.

Wherever possible, the Council seeks inwards opening doors to avoid them opening onto the public highway (except for dedicated fire escape doors). The gates would provide both emergency egress and access to the bin storage area. However, as there is permission for the siting of chairs and tables on the pavement

adjacent this entrance, the direction of opening outwards the highway would not impinge upon pedestrian movements in this instance. The canopy does not exceed the maximum projection allowed over the public highway and exceeds the minimum required height, so would be acceptable in these terms.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP25 and DP26 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.

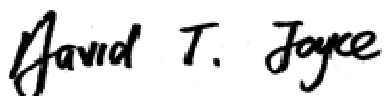
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning