

Miss Amy Saunders  
Faithful+Gould  
Atkins  
Euston Tower  
286 Euston Road  
London NW1 3AT

Application Ref: **2017/2010/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

2 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Arthur Tattersall House**  
**119-131 Gower Street**  
**London WC1E 6AP**

Proposal:

Alterations to front basement lightwell, including tanking of 2 vaults to create serviceable M&E plant locations, installation of plant and associated connected pipework back into main building, creation of secure doorways to vaults and redecorations.

Drawing Nos: UCL/ATH/001, 002; Summer Work - Vault Pipework 4984-SK.01; CDM-VA02 (rev 004); Newton System 500 Cavity-Drain-Waterproofing-Brochure September 2014; 1606-MS-201 T1; UCL/ATH/59, 60; Design, Access and Heritage Statement by Faithful and Gould dated 31.3.17

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- UCL/ATH/001, 002; Summer Work - Vault Pipework 4984-SK.01; CDM-VA02 (rev 004); Newton System 500 Cavity-Drain-Waterproofing-Brochure September 2014; 1606-MS-201 T1; UCL/ATH/59, 60; Design, Access and Heritage Statement by Faithful and Gould dated 31.3.17.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed works to the vaults to the front area are minimal in scope and alteration and, as they are located on the inward facing wall of the lightwell, will be not visible at all from the street. Thus there will be no impact on the character and appearance of the host listed building, streetscene and conservation area.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

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

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; policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

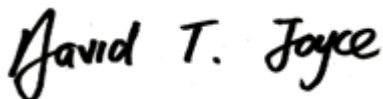
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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