

Mr Reynolds  
William Martin Property Consultants  
75 King William Street  
London  
EC4N 7BE

Application Ref: **2017/2161/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

12 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Baird House**  
**15-17 St Cross Street**  
**London**  
**EC1N 8UW**

Proposal:

Alterations to front elevation to include relocation and replacement of front entrance door, installation of new glazing to frontage, installation of internal access ramp and associated works to office building (Use B1)

Drawing Nos: 10973.01; 10973.02; 10973.03; 10973.04A; 10973.05A; 10973: Heritage, Design and 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 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: 10973.01; 10973.02; 10973.03; 10973.04A; 10973.05A; 10973: Heritage, Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal consists of enclosing the entrance enclave in order to mitigate anti-social activities which occur. The size of the enclosed space will measure 6.4sqm and does not restrict access to the public highway for the general public.

The entrance enclosure will be constructed of glazing with a black powder-coated metal frame around the perimeter which is considered to relate well to the host building. In particular the 0.3m set back of the glazing corresponds well with the window reveals of the application building. There is a variety of open and enclosed entrance enclaves within the immediate area and therefore it is not considered the proposal would detract from the streetscene of Hatton Garden Conservation Area.

Due to the minimal scale of the proposal, it is considered the proposal would cause negligible harm to any adjoining residential occupiers.

No objections were received on the proposal. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Development Framework Development Policies and policies A1, D1 and D2 of the emerging Camden Local Plan. The development also accords with the London Plan 2-16

and the National Planning Policy Framework.

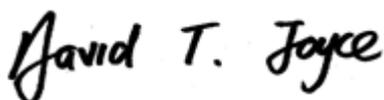
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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