

Liz Close
Generate Studio
Generate Studio
The Undercroft
Kennington Park
1-3 Brixton Road
London
SW9 6DE

Application Ref: **2017/4285/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

8 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Royal Institute for the Blind
105 Judd Street
London
WC1H 9NE

Proposal:
Replacement of existing roller shutter with timber and glass entrance doors with glazed panel above
Drawing Nos: Location Plan (unnumbered), Thanet St Entrance - Shutter Replacement Photographic Presentation (unnumbered), & JS-AF-ELEV01_Rev.B

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), Thanet St Entrance - Shutter Replacement Photographic Presentation (unnumbered), & JS-AF-ELEV01_Rev.B

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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Reason for granting planning permission:

The application proposes the replacement of the current roller shutter door with timber side hinged doors with glazed panels, maintaining the current siting and scale of the fenestration. A window is proposed above the newly formed doors in a style to match existing windows at the property. The use of the room the door facilitates remains as existing (for some servicing arrangements) and the fenestration detail proposed would not inhibit this arrangement.

The proposed alteration would be a positive contribution to the overall character and appearance of the property, being of a similar style to the main access doors of the building. Whilst the change would be immediately visible, it would not be visually prominent (maintaining the current size of the opening) and would improve the overall appearance of the building and streetscene.

Whilst the property is not a listed building, it is sited within the Bloomsbury Conservation Area and is allocated within the Bloomsbury Conservation Area Appraisal and Management Strategy as a 'positive contributor' to the setting of the conservation area. It is also adjacent to Listed Buildings at 87-103 Judd Street (odd). The proposal would not result in harm (either substantial or less than substantial) to the main building, benefitting its overall character and appearance; the alteration would also cause no undue harm to the setting of these listed buildings or wider conservation area.

The proposed alteration would not impact on the amenities of nearby occupants. No comments were received in relation to this scheme following public consultation. The Bloomsbury Conservation Area Advisory Committee make no objection to the application. The Designing Out Crime Officer commented that the development should work to the 'Secured by Design' standards detailed within the 'Commercial Development 2015 Guide'. The planning history of the site and surrounding area has been taken into account when determining this application.

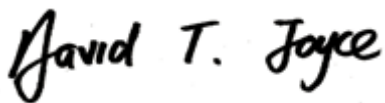
Given the above assessment, the proposed development is in general accordance with policies D1, D2, A1 & C5 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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
Director of Regeneration and Planning