

Phil Wright
Deloitte Real Estate
Athene Place
66 Shoe Lane
LONDON
EC4A 3BQ

Application Ref: **2017/5671/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

20 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bentham House
4-8 Endsleigh Gardens
LONDON
WC1H 0EG

Proposal:

Replacement of the existing black monolith on Endsleigh Gardens (near the corner with Endsleigh Street) with a stone clad monolith.

Drawing Nos: 5 Photos; 1 Photo Montage; Cover letter (09/08/2017); B985_EN 1/1 - Alumimium Casing Details; BB58_EN 2/2 - LED Light Details; 3000_L010_P11; 3000_L100_P25; 3000_L146_P5; 3000_L147_P10; 3000_L050_P7; 3000_L196_P12; 3000_L197_P22; 3000_SK_128_P5; 3000_SK_167_P2.

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 policies 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: 5 Photos; 1 Photo Montage; Cover letter (09/08/2017); B985_EN 1/1 - Alumimium Casing Details; BB58_EN 2/2 - LED Light Details; 3000_L010_P11; 3000_L100_P25; 3000_L146_P5; 3000_L147_P10; 3000_L050_P7; 3000_L196_P12; 3000_L197_P22; 3000_SK_128_P5; 3000_SK_167_P2.

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

Informative(s):

- 1 Reasons for granting permission.

The existing corner monolith (Endsleigh Gardens and Endsleigh Street) is to be replaced with a stone clad monolith along with the addition of a 'bricklight' at its base. The latter would provide illumination and thus enhance the visibility of the access stairs which is to be welcomed.

The cladding material is to match the host building and would replace the existing metal casing. The proposed material would produce a more sympathetic feature in harmony with the stonework of the host building. Overall, the proposal is considered to be acceptable in terms of size, design, location and material. It would preserve and enhance the appearance and character of the host building, streetscene and conservation area.

The proposal will not impact on any neighbours' amenity.

The site's planning and appeal history has been taken into account when coming to this decision. No responses were received following the statutory consultations

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the 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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with policies of the London Plan 2016; and the National Planning Policy Framework

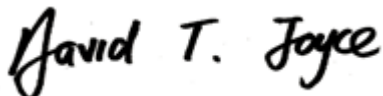
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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