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Application Ref: **2017/6245/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Camden Wharf**  
**28 Jamestown Road**  
**London**  
**NW1 7BY**

Proposal:

Alterations to office entrance fronting Jamestown Road and private road, including the installation of new entrance doors on the Jamestown Road elevation, replacement access doors onto the private road and replacement of existing curtain walling with black metal panels.

Drawing Nos: 10.101 rev P1, 10.102 rev P1, 10.201 rev P1, 10.272 rev P1, 10.273 rev P1, 20.201 rev P1, 20.272 rev P1, 20.273 rev P1, cover letter dated 7 November 2017, and Design & Access Statement rev 01, dated October 2017.

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: 10.101 rev P1, 10.102 rev P1, 10.201 rev P1, 10.272 rev P1, 10.273 rev P1, 20.201 rev P1, 20.272 rev P1, 20.273 rev P1, cover letter dated 7 November 2017, and Design & Access Statement rev 01, dated October 2017.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed works are considered to be minor alterations to the ground floor lobby fronting Jamestown Road and the private road leading to Regents Canal. The works would improve the building's relationship with the streetscape, and re-orientate the building's entrance onto Jamestown Road. The proposals include the removal of the existing revolving door onto the private road, and their replacement with new bi-folding doors, and the introduction of new sliding doors on the Jamestown Road elevations. The replacement doors would not worsen the existing accessibility of the building or hinder disabled access into the lobby. The existing glazed façade would be replaced with new fixed black anodised metal panels over new glazed curtain walling. The proposed alterations are considered an improvement and would enhance the character and appearance of the host building and wider Regents Canal Conservation Area.

The proposals also include the introduction of a new coffee stand within the main lobby. Although it would be open to passers-by, it would be intended to primarily serve the users of the building, would remain ancillary to the existing office use and would not constitute a material change of use. The opening hours would be restricted to the existing office hours of 8am to 8pm. Due to the size and nature of the coffee stand, it is unlikely to attract large customer numbers and is not considered to cause disturbance to neighbours.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of a loss of daylight, outlook or privacy.

One objection has been received and duly taken into account prior to making this

decision. The planning history of the site and surrounding area were taken into account when coming to 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.

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 The London Plan March 2016, and the National Planning Policy Framework 2012.

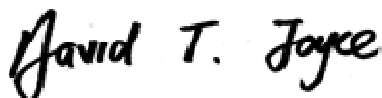
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)

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