

CMA Planning  
113 The Timberyard  
Drysedale Street  
London  
N1 6ND

Application Ref: **2017/6968/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

16 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**19-29 Woburn Place**  
**LONDON**  
**WC1H 0LH**

Proposal:

Alterations to existing entrance on Woburn Place, including installation of new door and replacement floor, wall and ceiling facing materials.

Drawing Nos: Site Location Plan, Design and Access Statement Dec 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 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: Site Location Plan, Design and Access Statement Dec 2017

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

Informative(s):

- 1 Reasons for granting permission.

The proposed entrance replaces the non-original black metal framed glazing and faux-stone surrounds with sheer glazed grey metal framed doors and glazing panels. Flooring within the recess will be replaced with white terrazzo paving. The currently painted render sides and ceiling of the entrance recess will be clad in brass effect stainless steel which is considered to be appropriate to the 1930s character of the building. Uplighting within the entrance recess is small scale and will illuminate the space but would not impact directly outside on road users or neighbouring occupants.

Whilst the site is situated within Bloomsbury Conservation Area the adjacent street is characterised by a mixture of building styles in various materials.

Overall the proposed materials and design are considered appropriate in their context. The recessed nature of the proposed alterations reduce their visibility and mitigate impact on the surrounding area and its existing character is preserved.

Due to the nature and siting of the proposals, there is not considered to be impact on the amenity of neighbouring occupants.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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).

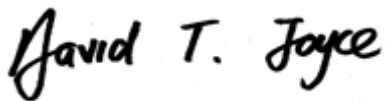
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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