

Application ref: 2018/0371/P
Contact: Samir Benmbarek
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Date: 9 March 2018

Development Management
Regeneration and Planning
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Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ching Court Entrance
11-13 and 15-19 Shelton Street
London
WC2H 9JN

Proposal:
Relocation, installation and adaptation of existing metal gates to building entrance; installation of new timber panel doors alongside main building entrance; installation of 5x lantern lighting and LED strip; installation of internal partitions to create 2x separate entrances for upper floor residential units and installation of new intercom unit to entrance of residential building
Drawing Nos: 23945: E01; E02; E03 (OS Extract); Design and Access Statement by Rolfe Judd January 2018.

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: 23945: E01; E02; E03 (OS Extract); Design and Access Statement by Rolfe Judd January 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The alterations include the relocation of the existing metal gates; installation of 2x timber panel doors and within the existing entrance passage the installation of 2x partitions constructed of timber framed (toughened) glazing. The reasoning for these alterations are existing issues of anti-social behaviour and crime which is regularly occurring within the entrance passage to Ching Court.

The relocation of the gates to the front elevation of the building is considered appropriate along with the backing of toughened glass as the appearance of the gate will overall not alter but the large recess in the form of the entrance will be depleted, in an attempt to reduce the opportunity for anti-social behaviour. The installation of the 2x timber doors are further considered to be acceptable and along with the gates will still retain the existing steps.

Within the passageway the erection of the 2x partition and the alterations to the existing partitions are considered to be acceptable and would not harm the street scene or surrounding conservation area. The minor alterations to the fanlights and timber panels above the entrance are also not considered to be of harm to the building or area.

As a result of the proposal, access would remain for the residents of Ching Court with a new intercom entry system associated with the relocated gates and keys for residents living within the upper floor flats which are accessed via the new timber doors.

The installation of the lantern lighting and LED strip lighting within the passage is considered to cause no harm to the host building, would not be readily viewed when traversing along the street, and is therefore considered to not be of harm. Overall, the proposal is considered to not be detrimental to the character and appearance of the Seven Dials Conservation Area.

Due to the minimal scale of the proposal, there would be no harm to the amenity in terms of daylight, sunlight, overlooking or sense of enclosure of any adjoining residential occupiers.

No objections were received following statutory consultation. The planning history of the site and relevant appeal decisions 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.66 and 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

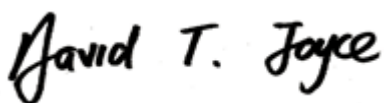
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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