

Application ref: 2018/0145/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 10 April 2018

Development Management
Regeneration and Planning
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Walker Management
Lion House
242 Ballards Lane
London
N12 0EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Pioneer House
46 Britannia Street
LONDON
WC1X 9JH

Proposal:
Replacement of external metal railings and timber fencing at front and sides of main entrance area with new higher metal railings and raised brick piers.

Drawing Nos: (3922/WM/-)01 rev R-02, 02, 03, 04 rev R-02, 05, 06, 07, 08.

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: (3922/WM/-)01 rev R-02, 02, 03, 04 rev R-02, 05, 06, 07, 08.

Reason:

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

Informative(s):

- 1 Reason for granting planning permission:

The proposal involves the replacement of black-painted metal railings and timber fencing at front and sides of main entrance area with new higher metal railings and raised brick piers. The existing railings and timber fencing are approximately 1m high and sit in between a number of brick piers (that vary in height on sloping ground between approximately 1.8m and 2.3m) on a low dwarf brick wall that rises in height from approximately 0.6m to 1.2m at various points.

The proposed railings would replace all existing railings and timber fencing and would be installed at a height increased by approximately 200mm to 1.2m. The brick piers would also be increased in height to between approximately 2m and 2.5m depending on the ground level. The height of the dwarf brick wall would remain unchanged. The vertical balusters would remain unchanged in terms of materials, colour and style, and so would closely match the existing railings and be in-keeping with the general character and appearance within the street. The removal of the timber fencing is considered to be an improvement in design terms by introducing a consistent boundary treatment and through increasing the openness of the front entrance space, so reducing opportunities for criminal activity.

As such, the proposed alterations are considered to be appropriate in terms of design, scale, colour, location, and materials to be used and would not detract from the character and appearance of the Kings Cross St.Pancras Conservation Area, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

There are no amenity concerns given the location and that the proposal represents only minor alterations to existing railings.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

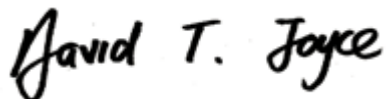
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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