

Application ref: 2018/1545/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 22 May 2018

Development Management
Regeneration and Planning
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Town Hall
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London
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RPS
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Unit 3
10 Bloomsbury Way
London
WC1A 2SL

Proposal:
Installation of replacement recessed front entrance door on South/East Elevation.
Drawing Nos: 16.041/520 Rev.E and agent email dated 18/5/18.

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:

16.041/520 Rev.E and agent email dated 18/5/18.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes replacement of the existing single entrance door which fronts onto the corner of New Oxford Street and Bury Place with a set of double doors which is recessed 0.3m from the front elevation to allow for a wider entrance and improve disability access. The agent has confirmed that the materials will match the existing.

As the door widens in the recess, it ensures that the opening still aligns with the windows above and maintains the proportions of this elevation. Given that the development involves the reconfiguration of the original entrance and has been sensitively located with materials to match the existing fenestration, it is considered that the proposal will not cause harm to character of the host property or to the wider conservation area.

It is noted that the application site is in a prominently commercial area, however the scale, siting and design of the development is not considered to have an adverse impact on the amenity enjoyed in any of the neighbouring properties.

The site's planning history has been taken into account when coming to this decision. No objections were received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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, D2, D3 and C5 of the Camden Local Plan 2017, the London Plan 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).

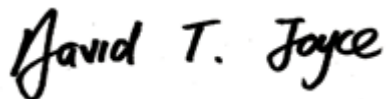
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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