

Application ref: 2018/2025/P
Contact: Tony Young
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London Borough of Camden
Project Manager - West End Project
Transport Strategy
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5PS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

The Eisenhower Centre
Chenies Street
London
WC1E 7EX

Proposal:

Replacement of existing fencing and gate to storage centre with new security fencing and gate, and replacement of existing hardstanding around war memorial with new paving (following removal of low fence and gate).

Drawing Nos: Site location plan; (MP1101_WEP_SK_0038 - Chenies Memorial/-)Existing Rev B, 0001 Rev B, 0002 Rev B; Unnumbered visualisation image; War Memorials Trust letter dated 10/05/2018; Fencing and gate images.

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; (MP1101_WEP_SK_0038 - Chenies Memorial/-) Existing Rev B, 0001 Rev B, 0002 Rev B; Unnumbered visualisation image; War Memorials Trust letter dated 10/05/2018; Fencing and gate images.

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

Informative(s):

- 1 Reason for granting permission:

The proposals involve the replacement of existing fencing and gate to a private storage centre with new security fencing and gate. The alterations will allow for the separation of the storage centre and access control area from the war memorial and surrounding space through the introduction of fencing between the two areas.

The proposed black metal fencing and sliding gate would not be dissimilar to the existing fencing and gate in materials and colour, differing only by virtue of the proposed cantilevered design and raised height of railings and gate (by approximately 0.4m) to 1.9m. A similar telescopic sliding gate and black protective mesh fencing would be used to ensure maximum use of the confined docking and delivery space while providing the necessary level of security within this area during periods of loading and unloading of vehicles. The introduction of fencing between this docking area and the war memorial would further increase security and would also allow for public realm improvements in terms of both appearance and public access to the memorial and its surrounding space.

In this regard, the proposals also involve the replacement of existing concrete paving stones that surround the war memorial with new Yorkstone paving stones. The memorial is known as The Rangers London Regiment 12th Battalion war memorial and it is Grade II Listed. The replacement of paving, alongside works to clean and refurbish the memorial itself that are not part of this application, and the removal of an existing fence and gate immediately in front are designed to make this a more inviting and accessible opening for members of the public to visit the memorial, as well as, improving the overall appearance of the memorial itself. The Yorkstone paving is considered to be an improvement on the concrete paving that it replaces, as well as, being a sensitive and appropriate choice of material and colour in the context and setting of the monument itself.

Concerns were initially raised with regard to original proposals to replace the existing section of fence and gate immediately in front of the memorial with low ornamental fencing in so far as this might result in an increased sense of enclosure and appear incongruous alongside the higher adjacent security fencing. Following

Council advice, the proposals were amended so as not to replace this section of fencing once the existing fencing has been removed.

Overall, the proposals are considered to improve this public space within the setting of the listed Ranger's memorial and improve its relationship with the surrounding townscape in support of the intentions expressed within the Fitzrovia Area Action Plan with regard to public realm improvement opportunities. The proposals therefore are considered not to be harmful within the setting of the listed memorial, or any features of special architectural or historic interest, and to enhance the character and appearance of the wider Bloomsbury Conservation Area, and as such, the proposals are acceptable.

There are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision. The War Memorials Trust have responded confirming that they have no objections to the proposals and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan 2014, 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 T. Joyce

David Joyce
Director of Regeneration and Planning