

Application ref: 2018/3387/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 15 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Place 54 Architects Ltd
54 Boston Place
Marylebone
London
NW1 6ER
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**19 Mercer Street and 21 Shelton Street
London
WC2H 9QR**

Proposal: Erection of security gates at ground floor front entrance of existing flats at 21 Shelton Street and 19 Mercer Street.

Drawing Nos: Site location plan; COMYN CHING TRIANGLE_19 SHELTON STREET ENTRANCE DOOR EXISTING_18004_sk 02; COMYN CHING TRIANGLE_21 SHELTON STREET ENTRANCE DOOR PROPOSED GATES_18004_sk 03_A; COMYN CHING TRIANGLE_19 MERCER STREET ENTRANCE EXISTING_18004_sk 04; COMYN CHING TRIANGLE_19 MERCER STREET ENTRANCE DOOR GATES_18004_sk 05_A; Security gates at 21 Shelton Street and 19 Mercer Street Application Report dated 11/07/2018.

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:

Site location plan; COMYN CHING TRIANGLE_19 SHELTON STREET ENTRANCE DOOR EXISTING_18004_sk 02; COMYN CHING TRIANGLE_21 SHELTON STREET ENTRANCE DOOR PROPOSED GATES_18004_sk 03_A; COMYN CHING TRIANGLE_19 MERCER STREET ENTRANCE EXISTING_18004_sk 04; COMYN CHING TRIANGLE_19 MERCER STREET ENTRANCE DOOR GATES_18004_sk 05_A; Security gates at 21 Shelton Street and 19 Mercer Street Application Report dated 11/07/2018.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a Grade II listed corner building, with no. 19 opening on Mercer Street and no. 21 on Shelton Street. Both properties have recessed entrances at ground floor level of 1m wide and 1m deep. The existing recess generates an acute issue of anti-social behaviour which has a negative contribution to the amenity of the occupiers, neighbouring ones and wider area.

The proposal includes installation of security gates for both entrances. The gates would fit within the recessed entrance, having a width of 800m which matches the width of the existing door, with a height of 2.1m. The design of the proposed gates has been carefully considered to reflect the architectural language of the properties and would preserve their appearance, and character of Seven Dials Conservation Area. The gates would include a laminated glass hinged screen behind the gate which would provide additional protection.

The proposal would result in a reversible minimum necessary intervention, considered to cause no harm under section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The gates would be located on the existing step into the recessed area and would open inwards, which would be considered acceptable in terms of impact on the street pavement users.

The scheme has been assessed by Design out Crime officer and considered adequate to protect the doors from attach and also stop the existing steps from being used as a seat, preventing anti-social behaviour.

In terms of impact on the amenity of neighbouring occupiers, it is considered that no harm would be caused in terms of loss of light, outlook or privacy, which is considered acceptable in this regard.

Two comments were received prior making this decision, which would be included in the Consultation Summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and C5 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

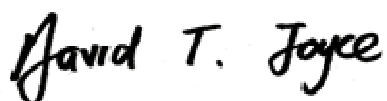
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning