

Application ref: 2018/2853/P  
Contact: John Diver  
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Date: 25 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Vivendi Architects LTD  
Unit E3U Ringway  
Bounds Green Industrial Estate  
London  
N11 2UD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Podium at Level C**  
**Brunswick Centre**  
**London**  
**WC1N 1AW**

Proposal: Installation of painted mild steel handrail to be fixed to the existing concrete balustrade at level C (Podium).

Drawing Nos: (Prefix: 1596-LB-) B01, B02, B03, B04, B05, B06; Heritage, Design & Access Statement produced by Vivendo Architects Ltd. (dated 18.06.18)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: (Prefix: 1596-LB-) B01, B02, B03, B04, B05, B06; Heritage, Design & Access Statement produced by Vivendo Architects Ltd. (dated 18.06.18)

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

Informatives:

- 1 Reasons for granting permission.

The scope of the works proposed is restricted to the installation of painted metal railings to the inner face of two sections of concrete balustrade at first floor podium level only. Recent works to repair the roof membrane and install insulation at this level has resulting in a slight rise in the level of the terrace along the inner walk ways at podium level and this has lead to a need to increase the existing balustrade to prevent risk of fall and meet building regulations standards. As such the applicant wishes to attach angled, painted metal hand rails to bring two sections of the first-floor concrete balustrades up to a safer height (1.1m).

The rails will be attached to the rear of the balustrades and will project inwards. This will minimise their visibility. In addition, only two relatively short lengths of balustrade are affected, on either side of the cinema entrance, where the fall of the deck renders the balustrade particularly low. The flat balconies within the centre have similar painted metal rails, so there is precedent for rails along the balustrades and they will not appear incongruous. The rails will follow the line of the balustrade top, rather than the line of the deck fall, which will produce a harmonious appearance. Consequently, the works are considered to preserve the character and appearance of the host building and Bloomsbury conservation area.

The works would not result in any detrimental impact to residents of the centre and would improve the safety of the podium for users.

Following public consultation no comments were submitted. The site's planning history was taken into account when forming this decision. Considerable importance and weight has been attached to the harm and 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.

Overall, the development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, A4, D1, D2, C5, C6, TC2 and T1. The development is also in accordance with the London Plan (2016) and NPPF (2018).

- 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.

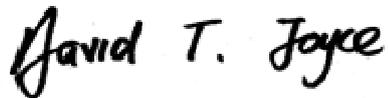
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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