

Application ref: 2017/6851/P
Contact: Emily Whittredge
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Date: 6 November 2018

Development Management
Regeneration and Planning
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Town Hall
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London
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Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford
SG14 1HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**International Hall
Lansdowne Terrace
London
WC1N 1AS**

Proposal: Removal of existing external concrete/brickwork staircase within front lightwell and installation of new cast iron staircase.

Drawing Nos: S-001-1st, P-001-A, P-002-1st, P-003-1st, P-004-1st, Design & Access/Heritage Statement.

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 S-001-1st, P-001-A, P-002-1st, P-003-1st, P-004-1st.

Reason:

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

Informative(s):

- 1 The proposed development relates to a Grade II Listed building within the Bloomsbury Conservation Area. The existing brickwork staircase within the front light well is a modern intervention and of no special historic or architectural interest. Its removal will not have an adverse impact on the appearance of the building or the street scene.

The proposed replacement staircase is appropriate and sympathetic to the age of the building in respect of its materials, scale, siting and detailed design. As such, the development would have a positive impact on the host building and would enhance the character and appearance of the conservation area. The existing iron railings surrounding the light well opening will be retained and there will be no loss of significant historic fabric. Owing to the scale and location of the development, the staircase would not adversely impact amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

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

- 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

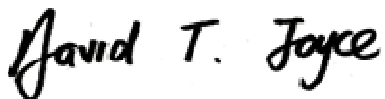
Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden 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 paragraph 38 of the National Planning Policy Framework 2018.

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