

Application ref: 2018/4462/P  
Contact: Thomas Sild  
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Date: 14 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Vail Williams LLP  
Carriage House  
Walnut Tree Close  
Guildford  
GU1 4TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Whittington House**  
**19-30**  
**Alfred Place**  
**London**  
**WC1E 7EA**

Proposal: Alteration of central entrance doors to form a window and removal of associated entrance step.

Drawing Nos: (WHT05-WBT-XX-XX-DR-A-)0601 Rev P1, 0602 Rev P1, 0609 Rev P1, 0610 Rev P1, 0620 Rev P1, 0621 Rev P1

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: (WHT05-WBT-XX-XX-DR-A-)0601 Rev P1, 0602 Rev P1, 0609 Rev P1, 0610 Rev P1, 0620 Rev P1, 0621 Rev P1

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

#### Informatives:

- 1 Reasons for granting permission.

The proposals arise following the approval of a change of use at ground floor from furniture display and sales to office use. The replacement of the central entrance doors with a window would replicate the fenestration pattern across the remaining window arches along the ground floor frontage. There would be no significant impact on the building's appearance nor the character of the surrounding area. There is no objection to the removal of the associated entrance step.

Due to the nature and siting of the alteration, there would be no amenity impact to surrounding occupants.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the principals and policies of the Fitzrovia Area Action Plan, the London Plan 2016 and 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

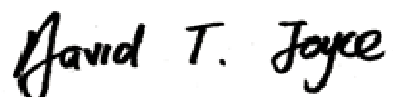
the hours stated above.

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