

Application ref: 2018/5176/P
Contact: Kristina Smith
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Date: 18 December 2018

Development Management
Regeneration and Planning
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Mr Velou Singara
41, Brunswick Square
London
WC1N 1AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
41 Brunswick Square
London
WC1N 1AZ

Proposal: Erection of first floor extension over existing front terrace to provide additional ancillary office space for main building (Class D1).

Drawing Nos: 010; 011; 012; 100; 110; 112; Design and Access statement (prepared by Philip Meadowcroft Architects, dated October 2018)

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: 010; 011; 012; 100; 110; 112; Design and Access statement (prepared by Philip Meadowcroft Architects, dated October 2018)

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

Informatives:

1 Reasons for granting permission.

The proposed extension would infill the existing front terrace at first floor level to provide additional ancillary office space, and is part of a wider programme of works at the Coram campus.

Whilst a front extension at this height is not typically encouraged by design policy, the circumstances of this development differs insofar that the building is a relatively modern building on an inward facing campus rather than constituting part of an established streetscape with a clear rhythm of development. The building has evidently undergone several alterations over time as the space requirements of the long-term occupant, Coram children's charity, has increased. The proposed extension would therefore not be detrimental to a building of coherent form and design.

The extension would correspond with the footprint of the projecting element below and would not extend as far as the existing glazed stair enclosure which it would be built up against, mitigating the appearance of additional bulk. The new extension will be constructed in matching brickwork to existing brickwork and will incorporate windows relocated from the southwest elevation and the north east elevation which will help it tie in with the language of the rest of the building.

By virtue of its contextual design and subordinate relationship to the host building as well as its limited prominence in wider views, the proposed extension is considered to preserve the character and appearance of the conservation area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The extension would not be proximate to any residential properties and therefore the proposal is not considered to cause any adverse impacts on surrounding amenities.

No objections have been received prior to making this decision. 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

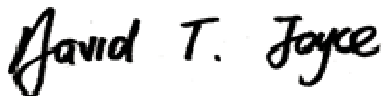
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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