

Application ref: 2018/5320/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 10 December 2018

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

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Fabric Space  
18 Deane House Studios  
27 Greenwood Place  
London  
NW5 1LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Keeley House**  
**1- 10 Keeley Street**  
**London**  
**WC2B 4BA**

Proposal:

Alterations to front elevation to include replacement front entrance and glazing to educational building (Use D1)

Drawing Nos: 001\_P0; 010\_P0; 050\_P0; 052\_P0; 053\_P0; 054\_P0; 101\_P0; 202\_P0; 301\_P0; 303\_P0; 304\_P0; Design and Access Statement by Fabric Space dated October 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 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:

001\_P0; 010\_P0; 050\_P0; 052\_P0; 053\_P0; 054\_P0; 101\_P0; 202\_P0; 301\_P0; 303\_P0; 304\_P0; Design and Access Statement by Fabric Space dated October 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the front elevation of the host building are considered appropriate for the age and style of the building. The redesigned front entrance lobby would be constructed of aluminium framing and glazing which are present upon the existing building. The scale of the proposed redesigned entrance is considered sympathetic in its scale in relation to the building and surrounding streetscene. The proposed new glazing arrangement around the entrance at ground floor level is also considered acceptable. No other alterations are proposed upon the building.

Due to the minimal scale of the development, the proposal would not impact upon the neighbouring amenity of adjoining residential occupiers.

No objections were received on the proposal prior to making this decision. The application site's history and relevant appeal decisions have been taken into account when coming to this decision.

Therefore, the development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development is also in general accordance 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.

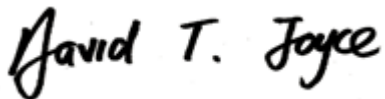
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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