

Application ref: 2019/0657/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 April 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Malcolm Hollis
140 London Wall
LONDON
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Napier House
24 High Holborn
London
WC1V 6AZ

Proposal: Front entrance alterations at ground floor

Drawing Nos: GD 506/L/500; GD 506/L/501; 506/E/200; 506/E/202; 506/GA/002;
506/GA/101 Rev.D and 506/GA/102.

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:

GD 506/L/500; GD 506/L/501; 506/E/200; 506/E/202; 506/GA/002; 506/GA/101 Rev.D and 506/GA/102. Design and Access Statement produced by gravity design associates dated March 2019.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves minor alterations to the front entrance at ground floor. The existing ground floor façade is clad in a mix of two different wall tiles and fails to contribute to the character and appearance of the conservation area. The proposal will replace the existing cladding at ground floor with a dark grey cladding system with timber plank cladding to the reveals and soffits. The chrome entrance doors will be replaced with an anthracite-coloured metal frame to make the building appear more contemporary. The proposed design is considered to be an improvement on the existing entrance. It is considered that the proposal in terms of its scale, siting, design and materials would enhance the character and appearance of the host property, street scene and the wider conservation area. It is noted that the site adjoins the Cittie of Yorke pub which is grade II listed but the development is not considered to unduly impact on the setting of the listed building adjacent or the building's contribution to the conservation area. The Council's Conservation Officer raised no objection.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

This application does not grant permission for the signage, the applicant was advised a separate advertisement consent was required.

Given the siting and the minor alterations proposed, the development is not considered to have an adverse impact on any of the neighbouring property's amenity in terms of overlooking, privacy, loss of light or a sense of enclosure.

No objections were received prior to making this decision. Bloomsbury CAAC raised no objection. The planning history of the site and surrounding area were 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 policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer