

Application ref: 2019/1758/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 14 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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T Marquis-Copeland
5 Aldermanbury Square
London
EC2V

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor Left
272 High Holborn
London
WC1V 7EY

Proposal:

The sub-division of an A3 unit to form two units (Class A3) including alteration to shopfront to provide an additional entrance.

Drawing Nos: 187808.004, 4214-EX-00-01 (received 02 April 2019), 187808.001 Rev B, 187808.002 Rev B, 187808.03 Rev B (received 30 April 2019)

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 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:

187808.004, 4214-EX-00-01 (received 02 April 2019), 187808.001 Rev B, 187808.002 Rev B, 187808.03 Rev B (received 30 April 2019)

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

Informative(s):

- 1 Reasons for granting permission.

The application site relates to A3 unit within the Business Improvement District and a Local Plan Growth area. This application relates to the sub-division of an existing A3 unit in order to create 2no units. Unit 4 would be the larger of the two units comprised of 80.7sqm of internal floor space and Unit 3 with 69sqm. No change of use is proposed as part of this application. Officer consider the proposed floor areas would be viable within this context.

The proposed subdivision would not constitute development within this context as such officers do not consider it requires planning permission. However, the application being considered does include works to the host property's shopfront.

The current application also proposes the installation of a new front elevation door in order to create an independent access for unit 3. Details submitted indicate that the new door would match the proportions and design of the existing unit at Unit 4. Officers would consider the proposed doors' proportions and design complementary within its settings as such would have an acceptable impact on the host property's character and appearance as well as the surrounding conservation area.

No objection was received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1 and D1, D2, D3, TC1 and TC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.
- 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email 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 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