

Application ref: 2019/5134/P
Contact: Nick Baxter
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Date: 29 November 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Pakenham Street
London
WC1X 0LA

Proposal:

To form two new pavement lightwells and convert an existing barrel drop to a third lightwell.

Drawing Nos: Heritage statement, 13 808 SUR1 (exist plan), 13 808 SUR03 (exist secs and eles), location plan, 13 808 P10C (propo plan), 13 808 P11B (propo secs)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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 if in CA] 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:

Heritage statement, 13 808 SUR1 (exist plan), 13 808 SUR03 (exist secs and eles), location plan, 13 808 P10C (propo plan), 13 808 P11B (propo secs)

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

Informative(s):

- 1 The site is a grade-II-listed 19th-century former pub that makes a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to add two light wells to the existing barrel drop and glaze all three with pavement lights. Following negotiation, the historic barrel drop will be differentiated from the new holes with a thick metal edge. Being flush with the pavement and glazed with a traditional commercial pavement light form, the proposal will not harm the character or appearance of the Bloomsbury Conservation Area.

Listed building consent has already been granted via 2019/1453/L.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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