

Application ref: 2019/3028/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 9 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Built Heritage Consultancy
73 Great Titchfield Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**38 Lamb's Conduit Street
London
WC1N 3LD**

Proposal: Retention and reduction in height of flue within rear lower ground floor lightwell.
Retention of changes to shopfront.

Drawing Nos: Site location plan, EX1-01, EX2-01.01, EX2-01.02, EX2-02.01, EX2-02.02, PR-A1-01, PR-A2-01.01, PR-A2-02.02, CC-A1-01, CC-A2-01, CC-A2-02.02 and Background Noise Assessment and Plant Noise Limits dated 20 December 2019 (ref AF/EC12808-19)

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 shall be carried out in accordance with the following approved plans: Site location plan, EX1-01, EX2-01.01, EX2-01.02, EX2-02.01, EX2-02.02, PR-A1-01, PR-A2-01.01, PR-A2-02.02, CC-A1-01, CC-A2-01, CC-A2-02.02

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

- 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 Within three months of the date of this permission, the external air conditioning units and associated equipment shall be removed and the air extract ducting shall be carried out in accordance with drawing number PR-A2-02.02. All new work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to remove unacceptable development and safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Retrospective permission is sought for changes to the shopfront which include replacing a cornice, new timber panels at fascia level and inserting vertical panels adjacent to the residential entrance door. The application also seeks to reduce the size of the extract air duct in the rear lower ground floor lightwell.

Following Officer discussions, the air conditioning units in the rear lightwell will be removed. Listed building consent was refused in March 2018 (ref 2013/4489/L) as the plant and associated features which have been installed, including equipment, enclosure and external flues, by virtue of their position on the building and their scale, form, and detailed design were considered to harm the special architectural and historic interest of the listed building. As part of this application the existing flue located in the lightwell will be reduced in size which is welcomed in design and listed building terms and will be appropriately subordinate in the lower ground floor lightwell. The duct would only be visible from oblique views from neighbouring residential windows and would not harm the character and appearance of the host building or Conservation Area. A condition is added requesting that the unauthorised external air conditioning units is removed and the ducting is reduced in size within three months of the date of permission.

The changes to the shopfront were applied for as part of planning application 2013/4388/P however the application was withdrawn following the unacceptable associated listed building consent application. No objections were made about the shopfront in that application. The shopfront design is considered acceptable in design terms and the alterations are in keeping with the existing character of the host building and Conservation Area.

There were no objections to the previous application in amenity terms. A revised acoustic report has been submitted which has been assessed by the

Council's Environmental Health Department and the proposed noise limits of the plant considered appropriate. The proposal would not give rise to any adverse impacts in terms of noise, loss of light or loss of privacy.

No objections were received following statutory consultation. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the 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 policies D1, D2, D3, A1 and A4 of London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer