

Application ref: 2019/5895/P
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Regeneration and Planning
London Borough of Camden
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Brodie Plant Goddard
Studios 1&2, Old Kings Head Court
11 High Street
Dorking
RH4 1AR
Surrey

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4-12 Langdale House
Dorrington Street
London
EC1N 7TB

Proposal: Installation of new glazed enclosure to existing external flat access walkways on inward facing elevations.

Drawing Nos: 4180-BPG-XX-XX-DR-A-1000-PL1, 4180-BPG-XX-00-DR-A-1001-PL1, 4180-BPG-XX-01-DR-A-1002-PL1, 4180-BPG-XX-02-DR-A-1003-PL1, 4180-BPG-XX-03-DR-A-1004-PL1, 4180-BPG-XX-04-DR-A-1005-PL1, 4180-BPG-XX-00-DR-A-1010-PL1, 4180-BPG-XX-01-DR-A-1011-PL1, 4180-BPG-XX-02-DR-A-1012-PL1, 4180-BPG-XX-03-DR-A-1013-PL1, 4180-BPG-XX-04-DR-A-1014-PL1, 4180-BPG-XX-XX-DR-A-2001-PL1, 4180-BPG-XX-XX-DR-A-2002-PL1, 4180-BPG-XX-XX-DR-A-2010-PL1, 4180-BPG-XX-XX-DR-A-2011-PL1

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans 4180-BPG-XX-XX-DR-A-1000-PL1, 4180-BPG-XX-00-DR-A-1001-PL1, 4180-BPG-XX-01-DR-A-1002-PL1, 4180-BPG-XX-02-DR-A-1003-PL1, 4180-BPG-XX-03-DR-A-1004-PL1, 4180-BPG-XX-04-DR-A-1005-PL1, 4180-BPG-XX-00-DR-A-1010-PL1, 4180-BPG-XX-01-DR-A-1011-PL1, 4180-BPG-XX-02-DR-A-1012-PL1, 4180-BPG-XX-03-DR-A-1013-PL1, 4180-BPG-XX-04-DR-A-1014-PL1, 4180-BPG-XX-XX-DR-A-2001-PL1, 4180-BPG-XX-XX-DR-A-2002-PL1, 4180-BPG-XX-XX-DR-A-2010-PL1, 4180-BPG-XX-XX-DR-A-2011-PL1

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

Informatives:

- 1 Reasons for granting permission:

The proposed development is not considered to unduly detract from the character and appearance of the subject property or wider conservation area. The new glazing would be contained entirely on the inward facing elevations of Dorrington House and would not be visible from the public realm. The screens would be transparent and would be fixed to the existing external metal framed shared walkways. The existing brick façade, timber casement windows and all original fabric of the subject building would remain unaltered. The enclosure would be a u-glazing system comprising of u-shaped glazing modules which are fitted top and bottom in a vertical configuration within an aluminium framework. The proposed U glazing would be permeable with frequent air spaces between panels allowing the passageways to remain well ventilated while preventing pooling and flooding of the external walkways.

The proposal would involve no notable increase in bulk and mass, no change in use, no change in circulation and wouldn't afford any new views. As such, it is not considered that there would be any significant detrimental impact to neighbouring residential amenity.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended to publish (2019) and National Planning Policy Framework (2019).

- 2 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.

- 3 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.

- 4 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.
- 5 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).

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
Director of Economy, Regeneration and Investment