

Application ref: 2020/1993/P
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Date: 6 July 2020

Development Management
Regeneration and Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**215 Euston Road
London
NW1 2BF**

Proposal:

Replacement of the entrance/exit on Gower Place, involving installation of 2 no. revolving doors and a double access door. Installation of 1 no. totem for access control and video intercom following removal of 3 no. access control bollards.

Drawing Nos: L063_A_G200_XE_00_P1, L063_A_G200_XS_00_P1,
L063_A_G200_XP_00_P1, L063_A_G200_E_00_P1, L063_A_G200_S_00_P1,
L063_A_G200_P_00_P1

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 L063_A_G200_XE_00_P1, L063_A_G200_XS_00_P1, L063_A_G200_XP_00_P1, L063_A_G200_E_00_P1, L063_A_G200_S_00_P1, L063_A_G200_P_00_P1

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to the entrance to the southern side of the Gibbs Building located on Gower Place, this entrance is used primarily by staff and contractors. The provision of two revolving doors with a single automatic swing door in the middle would provide a balanced and coherent design which would relate well to the main façade. The door frames will be in brushed stainless steel to match the existing. Overall the proposal would preserve the appearance of the building and wider Bloomsbury Conservation Area.

The proposal would improve the accessibility of the building. The double access door would be step free and opened via a dual height video intercom. The existing external bollards will be removed, with access control points integrated within the door frames. This will rationalise the appearance of the entrance while also improving accessibility.

The weather seals of the existing doors have eroded which results in thermal leaking. The proposal would improve the thermal performance of the building through upgrading the doors.

The new doors would improve the security of the building, the revolving doors would feature tailgating detection and audible and visual alarms to identify tailgating. The revolving doors would also be upgraded to provide clear evacuation paths, the door panels will fold flat to provide clear escape in the event of a fire.

The proposal would not have an adverse impact on residential amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to the determination of this application. 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, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and 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 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 'DP', is centered below the text 'Yours faithfully'. The signature is stylized and cursive.

Daniel Pope
Director of Economy, Regeneration and Investment