

Application ref: 2020/3841/P
Contact: Josh Lawlor
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Date: 10 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8-14 Macklin Street
London
WC2B 5NF

Proposal:
Alterations to fenestration and doors to the ground and first floor of the front elevation (Macklin Street), rear side wing and rear elevation.
Drawing Nos: PL.1300, PL.1500, PL.1310.B, PL.1510.B, PL.3200.B, PL.1301, PL1302, PL.1200, PL.1210

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: PL.1300, PL.1500, PL.1310.B, PL.1510.B, PL.3200.B, PL.1301, PL1302, PL.1200, PL.1210

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

Informative(s):

- 1 Reasons for granting permission.

The host building is a solid example of a 1920's industrial brick building exhibiting large attractive Crittall type windows over white render panels which give the building period style and contributes to the strong verticality and rhythm of the front elevation. Also contributing to the wider street scene. The existing later 20th century street level frontage detracts from the building and could be improved. The assortment of doors, vents and framing is rather haphazard and undermines the more harmonious upper floors.

The main entrance surround would be fitted with a natural yellow travertine stone (limestone) which will be fixed at 20mm thickness to the frontage sections. This would have a muted, rich yellow colour which will relate to the existing yellow render on the upper floors. The same yellow travertine will be used at first floor for the central window cornice banding.

The commercial ground floor unit frontages would be replaced with a Crittall style glazing which respects the vertical proportions of the building which providing openness to the internal commercial use in a modern fashion. The top section of the ground floor windows would have glazing bars to respond to the Crittall on upper floors. The louvre panels are aluminium and appear as relatively discreet additions in relation to the large expanses of glass. Crittall windows would be installed to the left of the main entrance which respond to the existing Crittall window at this level and the overall architectural language of the building. Similarly the new utility door would have symmetry with the existing utility door. There would be uplighters to the fascia and central section which would narrowly light the brick piers which is considered acceptable. Overall the proposal is an improvement to the existing and will enhance the building, streetscene and conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 (ERR) 2013.

The proposal would not cause any undue harm to residential amenity.

One objection was received which is responded to in the consultation summary

sheet. As such, the proposed development is in general accordance with policies A1, 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 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 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.

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 'DPe', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment