

Application ref: 2020/3609/P
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Date: 1 December 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

c3M Studio
101 Hayes Way
PARK LANGLEY
London
BR3 6RR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Hanway Street
London
W1T 1UF

Proposal:
Replacement of front door and removal of front step.
Drawing Nos: 072020_PL_EX_300 Rev B; 072020_PL_EX_301 Rev B;
072020_PL_EX_200 Rev A; 072020_PL_EX_100 Rev A; 072020_PL_EX_099 Rev A;
072020_PL_PR_300 Rev C; 072020_PL_PR_301 Rev C; 072020_PL_PR_100 Rev A;
072020_PL_PR_200 Rev A; 072020_PL_PR_100 Rev A; 072020_PL_PR_099 Rev A;
072020_PL_003 Rev A; 072020_PL_PR_002 Rev A; 072020_PL_PR_001 Rev A;
Design and Access Statement August 2020

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 policies 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:

072020_PL_EX_300 Rev B; 072020_PL_EX_301 Rev B; 072020_PL_EX_200 Rev A; 072020_PL_EX_100 Rev A; 072020_PL_EX_099 Rev A; 072020_PL_PR_300 Rev C; 072020_PL_PR_301 Rev C; 072020_PL_PR_100 Rev A; 072020_PL_PR_200 Rev A; 072020_PL_PR_100 Rev A; 072020_PL_PR_099 Rev A; 072020_PL_003 Rev A; 072020_PL_PR_002 Rev A; 072020_PL_PR_001 Rev A; Design and Access Statement August 2020

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

Informative(s):

- 1 Reasons for granting permission:

The building currently is not accessible and inclusive for wheelchair users. The proposed removal of the front step and other internal alterations would make the property compliant with the accessibility requirements for wheelchairs, which is accepted. The internal alterations proposed would maintain the usability of the property in office use, whilst providing adequate access for all.

The property currently has a non-original, asymmetrical door, which detracts from the character and appearance of the host building. Subject to the removal of the front step, a new door would be required. The proposal would include a double leaf timber door with a simple Georgian design, which fits in with the age and character of the building and preserves the appearance of the streetscene.

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 2013.

In terms of impact on the neighbouring amenity, the proposed changes due to their nature and scale are not considered to cause harm to the amenity of neighbouring occupiers in terms of loss of light, outlook, nor privacy.

No objections were received prior making this decision. The planning history of the site has been 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 Camden Local Plan 2017. The development would also

accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer