

Application ref: 2020/3261/P
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Date: 27 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Hale Brown Architects
Studio 1.04 Edinburgh House
170 Kennington Lane
London
SE11 5DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Carriage Row
Offices And Premises At Ground Floor Left South Block
163 Eversholt Street
London
NW1 1BU

Proposal:

Refurbishment of ground floor office including the addition of new mezzanine floor space and new air handling unit at basement level

Drawing Nos: Existing drawings PDF book, proposed drawings PDF book, plant noise assessment 2744/PNA2, sound power data 16MF

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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:

Existing drawings PDF book, proposed drawings PDF book, plant noise assessment 2744/PNA2, sound power data 16MF

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

- 3 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.

Informative(s):

- 1 The site is a 19th century office building, formerly used for tallying railway fares.

The applicant wishes to upgrade modern fittings, in a manner carried out elsewhere in the building, and remove a number of modern partitions. Secondary glazing is to be installed. In the basement, it is proposed to upgrade air-handling equipment. To the rear, two external units will be removed from the area and be replaced with a single smaller unit.

The removal of the partitions reinstates the former proportions of the rooms. A proposal to insert a mezzanine in the double height room was deemed to interfere with the volume and so was removed from the scheme. A proposal to demolish part of the party wall was also removed from the scheme as there is already an adequate level of lateral communication and the site has now reached the point where further lateral openings are harmful to plan form.

The air-handling equipment has been deemed acceptable by the environmental health team.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer