

Application ref: 2020/3253/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

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Garnett & Partners  
164/180 Union Street  
Unit 301  
London  
SE1 0LH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**43 Eagle Street**  
**London**  
**WC1R 4AT**

#### **Proposal:**

Variation of conditions 2 and 3 (to specify painted brick and vary approved plans) of application ref: 2019/6395/P, dated 28/05/2020, for; Alterations to office building including; infilling openings with painted metal framed windows, and replacement entrance door and new stone steps at ground floor front. Provision of external amenity area, with replacement of plant at 2nd floor terrace to rear. Replacement of plant at main roof level with installation of acoustic screening, and other ancillary works.

Drawing Nos: Site Location Plan (PL)001, Site Plan (PL)002, (PL)601 B, (PL)602 B, (PL)603 B, (PL)604 B, (PL)605 B, (PL)710, (PL)711, (PL)700 C, (PL)701 C. Cover Letter 21/07/2020, Heritage Impact Assessment July 2020, Keim Mineral Paints letter 15/06/2020, Keim Paint Life Cycle Comparison, Keim Technical Data Sheet, Keim Proposal Report 04/06/2020, Keim Maintenance Schedule.

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 if in CA] 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 Site Location Plan (PL)001, Site Plan (PL)002, (PL)601 B, (PL)602 B, (PL)603 B, (PL)604 B, (PL)605 B, (PL)710, (PL)711, (PL)700 C, (PL)701 C. Cover Letter 21/07/2020, Heritage Impact Assessment July 2020, Keim Mineral Paints letter 15/06/2020, Keim Paint Life Cycle Comparison, Keim Technical Data Sheet, Keim Proposal Report 04/06/2020, Keim Maintenance Schedule.

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

- 4 Prior to operation, the air-conditioning plant shall be provided with antivibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 5 The outdoor terrace area at second floor rear approved by application ref: 2019/6395/P dated 28/05/2020, specified on the plan (PL) 603 A, shall be for the use of occupants of the host building, and shall be occupied as an outdoor amenity terrace between the hours of 0900 and 1900hrs Mondays to Fridays only.

Reason: In order to prevent unreasonable overlooking and disturbance to neighbouring premises in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting permission:

This application seeks to make a minor amendment to the approved scheme ref: 2019/6395/P. The alteration is to specify a painted exterior to the both front and rear facades.

The Council Conservation Officer was consulted on the proposal having made comments to suggest removal of exterior painting from the scope of the approved scheme, however; having given due regard to the supporting information provided by the applicant, the Conservation Officer did not object.

Overall, the proposed amendment is considered minor and would not alter the substance of the development approved previously, dated 28/05/2020.

The proposed amendments are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. For the avoidance of any doubt, all conditions from the previous permission (2019/6395/P) have been transposed to this decision with amendments to drawing numbers as per this application.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has also 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 and National Planning Policy Framework 2019.

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