

Application ref: 2020/4881/P
Contact: Nathaniel Young
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Date: 8 January 2021

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

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DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Herbrand House
7-11 Herbrand Street
London
WC1H 0LH

Proposal:

Variation of Condition 1 (approved drawings) of Planning Permission reference PS9804416R1 dated 06/08/1999 for the 'change of use of part the basement and ground floors to B1 office use, together with addition of a fourth floor' namely to replace film treated glass with reeded glass.

Drawing Nos: Approved: WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102WP201A; 202A; 203A; 204A; 205A; 206A; WES201A; and 202A.

Site location plan and site plan: 318/X/10/01, 318/X/10/02

Existing: 318/X/20/LG, 318/X/20/G, 318/X/20/01, 318/X/20/02, 318/X/20/03, 318/X/20/04, 318/X/20/05, 318/X/30/01, 318/X/30/02, 318/X/40/01, 318/X/40/02, 318/X/40/03, 318/X/40/04, 318/X/40/10, 318/X/40/11, 318/X/50/01

Proposed: 318/P/20/LG, 318/P/20/G, 318/P/20/01, 318/P/20/02, 318/P/20/03, 318/P/20/04, 318/P/20/05, 318/P/30/01, 318/P/30/02, 318/P/40/01, 318/P/40/02, 318/P/40/03, 318/P/40/04, 318/P/40/10, 318/P/40/11, 318/P/50/01

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 1 (approved drawings) of planning permission PS9804416R1 dated 06.08.1999 shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan and site plan: 318/X/10/01, 318/X/10/02

Existing: 318/X/20/LG, 318/X/20/G, 318/X/20/01, 318/X/20/02, 318/X/20/03, 318/X/20/04, 318/X/20/05, 318/X/30/01, 318/X/30/02, 318/X/40/01, 318/X/40/02, 318/X/40/03, 318/X/40/04, 318/X/40/10, 318/X/40/11, 318/X/50/01

Proposed: 318/P/20/LG, 318/P/20/G, 318/P/20/01, 318/P/20/02, 318/P/20/03, 318/P/20/04, 318/P/20/05, 318/P/30/01, 318/P/30/02, 318/P/40/01, 318/P/40/02, 318/P/40/03, 318/P/40/04, 318/P/40/10, 318/P/40/11, 318/P/50/01

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

- 2 No meter boxes, flues, vents or pipes shall be fixed or installed on the external faces or street elevations of the building.

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 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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.

- 4 The windows to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall be provided with obscured glazing and shall be permanently retained as such.

Reason: In order to protect the privacy of the occupiers of nearby residential premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed amendments are considered to be acceptable in terms of design. The Council's conservation officer and urban design officer have reviewed the proposal and raise no objections. The minor alterations to replace the existing film treated windows with reeded glass to the rear of the property are not considered to cause significant detrimental harm to the overall design of the listed building. Not only is there no loss of historic fabric, but it is considered that the reeded glass will be more in keeping with the period of the building and may increase natural light levels, reducing the need for artificial lighting.

The proposed amendments are considered to be acceptable in terms of residential amenity.

It is not considered that the proposal would result in an undue loss of privacy. The proposed reeded glass would prevent office users from seeing into neighbouring windows but would allow more light into the office space unlike the existing film. Officers have conducted a site visit and viewed samples of the proposed reeded glass and are satisfied that the new glazing would prevent direct overlooking into neighbouring residential windows. Images are also provided in the submitted design and access statement which demonstrate the visual effect of reeded glass.

One objection was received following statutory consultation. This has been addressed in the associated consultation summary document.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under sections 16, 66 and 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 Publication London Plan 2020 and National Planning Policy Framework.

- 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.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer