

Application ref: 2021/0363/P
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Date: 23 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Orcadian Planning
Windy Nook
Chorleywood Bottom
Herts
WD3 5JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Swan House
37-39 High Holborn
London
WC1V 6AA

Proposal:

Replacement of existing window with door to create a separate entrance and replacement of 2 existing windows at ground floor, all on Warwick Court elevation; insertion of associated walkway over lightwell and alterations to railings.

Drawing Nos: 202-06-DR-A-100 Rev.A; 202-06-DR-A-101 Rev.A; 202-06-DR-A-102 Rev.A; 202-06-DR-A-103 Rev.A and 202-06-DR-A-104 Rev.A.

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: 202-06-DR-A-100 Rev.A; 202-06-DR-A-101 Rev.A; 202-06-DR-A-102 Rev.A; 202-06-DR-A-103 Rev.A; 202-06-DR-A-104 Rev.A.

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

- 4 The new railings on the Warwick Court elevation should match the detailed design and colour of the existing railings.

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.

Informative(s):

- 1 Reasons for granting permission:

On the Warwick Court elevation at ground floor the existing window will be replaced with a door to create a separate entrance to a new unit and two existing windows will be replaced. The replacement fenestration will be aluminium. It is noted that there is no uniform appearance for fenestration or consistency at ground floor along Warwick Court and large glazing is a common feature for these commercial properties. Their replacement is acceptable and would not appear out of character.

To accommodate this new entrance, a walkway will be inserted over the lightwell and the railings altered to provide a gap. The railings will match the style of the existing and its matching design will be secured by condition to ensure a consistent appearance.

Overall the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, streetscene and conservation area.

Given the commercial nature at ground floor along the street, separation distance from neighbouring properties and the scope and nature of the proposed alterations, it is not considered to materially harm the amenity of neighbouring properties.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 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 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 read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer