

Application ref: 2021/1369/P  
Contact: Mark Chan  
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Date: 26 July 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Alsop Verrill  
2 Milliners House  
Eastfields Avenue  
London  
SW18 1LP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**20 Flaxman Terrace  
London  
WC1H 9AT**

Proposal: Refurbishment of lower ground floor office space including: replacement of solid opaque glass block in the front elevation with metal windows, replacement of blocked up side windows with 2x louvres, replacement of a side window with a new entrance door, replacement of existing side hatch with new door to provide access to cycle store and showers facilities and reconfiguration of the external staircase at the side passage.

Drawing Nos: Site location Plan; (FT)01; (FT)31 Rev B; (FT) 60; (FT) 05 Rev F; (FT)30 Rev D;

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 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; (FT)01; (FT)31 Rev B; (FT) 60; (FT) 05 Rev F; (FT)30 Rev D;

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

Informative(s):

- 1 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, 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.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 3 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).
- 4 Reasons for granting permission-

The application seeks a number of improvements to a lower ground floor office

to refurbish the existing space to create high quality office accommodation. The works include the replacement of the existing glass blocks to the front elevation with black metal windows; replace two existing side windows, the installation of a new entrance door to serve cycle parking; a new office entrance and reconfiguration of the existing external staircase within the existing side passage.

An objection had been received from the Bloomsbury CAAC in relation to the proposed details of the new windows, however, revisions were sought and a revised elevation was submitted which satisfied the CAACs concern. Their objection has since been rescinded.

The works to the lower ground floor level are well considered and would be inline with the architectural intent of the building. The works would bring an existing space which is poorly lit and unsuitable as modern office accommodation into use which would enhance the building and the wider streetscene. To the side elevation two louvres are proposed to be inserted in replacement of two windows. This is for air intake into the building and no additional mechanical ventilation is being considered within this application. The works to the side elevation are therefore minor in form and not considered to cause harm to the existing building due to the detailed design and minimal visibility from the public realm.

The council's conservation officer has reviewed the application and raised no objections. The planning history of the site was 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer