

Application ref: 2021/1904/P
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Date: 28 July 2021

Development Management
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London Borough of Camden
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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)

Variation or Removal of Condition(s) Granted

Address:
37-39 Swan House
High Holborn
London
WC1V 6AA

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2021/0363/P granted on 23/03/2021 (for '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'), namely to allow for relocation of entrance door and associated lightwell bridge on Warwick Court elevation.

Drawing Nos:

Superseded drawings: 2020-06-DR-A-103 Rev. A, 2020-06-DR-A-104 Rev. A

Proposed drawings: 2020-06-DR-A-103 Rev. B, 2020-06-DR-A-104 Rev. B

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 the original planning permission ref 2021/0363/P dated 23/03/2021.

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 drawings:
2020-06-DR-A-100 Rev.A; 2020-06-DR-A-101 Rev.A; 2020-06-DR-A-102 Rev.A; 2020-06-DR-A-103 Rev.B; 2020-06-DR-A-104 Rev.B.

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.

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.

Informative(s):

- 1 Reasons for granting permission:

The application proposes a variation of the approved drawings of planning permission 2021/0363/P to change the position of the door to the shop on the Warwick Court elevation and the formation of a re-located 'bridge' over a lightwell to enable access to the door.

The relocated shop door would replace a window in the approved scheme. The aluminium framed door would be of a similar design and appearance as the window which it would replace. The alterations to the façade, including the bridge over the lightwell and removed railings to enable access, would preserve the character and appearance of the host property, streetscene and conservation area.

There would be no impact upon the amenity of neighbouring properties in terms of light, privacy or outlook.

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 Areas) 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, 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 (search for 'Camden Minimum Requirements' at 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.

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 printed name and title.

Daniel Pope
Chief Planning Officer