

Application ref: 2021/4306/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 5 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**184 Drummond Street
London
NW1 3HP**

Proposal:

Installation of artificial green wall and disabled access intercom post at main entrance door on corner and replacement of door on Stanhope Street with solid panels.

Drawing Nos: 21-1020-(08)AZ-002 rev P2, 21-1057-(02)AG-G01 rev P1, 21-1020-(02)AG-G01 rev P1, 21-1020-(02)AE-001 rev P1, 21-1020-(02)AE-002 rev P1, 21-1020-(02)AE-003 rev P1, 21-1020-(30)AD-12 rev T2, 21-1020-(30)AD-11 rev T2, 21-1020-(20)AG-G01 rev P6, 21-1020-(05)AG-G01 rev P2, Design and Access Statement dated 19th August 2021, cover letter dated 23rd August 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 21-1020-(08)AZ-002 rev P2, 21-1057-(02)AG-G01 rev P1, 21-1020-(02)AG-G01 rev P1, 21-1020-(02)AE-001 rev P1, 21-1020-(02)AE-002 rev P1, 21-1020-(02)AE-003 rev P1, 21-1020-(30)AD-12 rev T2, 21-1020-(30)AD-11 rev T2, 21-1020-(20)AG-G01 rev P6, 21-1020-(05)AG-G01 rev P2, Design and Access Statement dated 19th August 2021, cover letter dated 23rd August 2021.

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The existing door to the western elevation, hereby permitted to be replaced with a solid infill panel, shall be reinstated or a matching replacement installed, following the departure of Babylon Healthcare Services Ltd. or as soon as the drop off box is no longer required.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for alterations to the ground floor entrance and elevations associated with the new occupant Babylon Healthcare Services Ltd. The proposals include the installation of a dried foliage façade at fascia level above the main entrance door and the installation of a disabled access intercom bollard adjacent to the entrance. To the west elevation, an existing door would be replaced with an infill panel window to provide a sample drop off box. The proposed alterations are considered minor in nature and would preserve the appearance of the building. The area of foliage was reduced in size to sit at fascia level only rather than surrounding the entire entrance as originally proposed and is now considered acceptable. The replacement door with a solid panel would have a minor impact on the appearance of this elevation, but a condition shall secure the reinstatement of the door when Babylon Healthcare Services vacate the premises or when the dropbox is no longer required. The proposed intercom post would be sat adjacent to an existing planter and consequently would not represent a hazard to pedestrian flow.

The proposed signage consists of two projecting signs at fascia level and two fascia signs - one to the south elevation and one above the entrance door - which are considered acceptable in terms of their number, size and position,

and would not overwhelm the host building.

Due to the location and nature of the proposed development, the works would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections have been received and the site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D4 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer