

Application ref: 2021/5287/P
Contact: Jennifer Dawson
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Date: 25 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

GAA Design
Suite 1, First Floor
Aquasulis
10-14 Bath Road
Slough
SL1 3SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Highgate Business Centre,
33 Greenwood Place
London
NW5 1LB**

Proposal:

Erection of a glazed external staircase.

Drawing Nos: Design and Access Statement, 19066-GAA-ZZ-ZZ-DR-T-0101 Location and Block Plan, 19066-GAA-ZZ-ZZ-DR-T-2001 Proposed - Ground and First Floor Plan, 19066-GAA-ZZ-ZZ-DR-T-2002 Proposed - Second to Fourth Floor Plan, 19066-GAA-ZZ-ZZ-DR-T-2003 Proposed - Fifth Floor and Roof Plan, 19066-GAA-ZZ-ZZ-DR-T-2101 Proposed - Elevations

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: Design and Access Statement, 19066-GAA-ZZ-ZZ-DR-T-0101 Location and Block Plan, 19066-GAA-ZZ-ZZ-DR-T-2001 Proposed - Ground and First Floor Plan, 19066-GAA-ZZ-ZZ-DR-T-2002 Proposed - Second to Fourth Floor Plan, 19066-GAA-ZZ-ZZ-DR-T-2003 Proposed - Fifth Floor and Roof Plan, 19066-GAA-ZZ-ZZ-DR-T-2101 Proposed - Elevations

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed new staircase is located on the south elevation facing the service yard. The proposed stair will extend no further from the building than the existing external stair, and it will be less obtrusive due to its sympathetic glazed form. The staircase does not exceed the height of the existing lift overrun. The dimensions and design of the proposed staircase are considered acceptable.

The glazed staircase is considered to be sensitive to the red brick of the building and as such would not detract from its industrial character or the Locally Listed Linton House, at 39-51 Highgate Road.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D2 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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



Daniel Pope
Chief Planning Officer