

Application ref: 2021/6247/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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

AHR  
AHR, Vintry Building  
Wine Street  
City Centre  
Bristol  
BS1 2BD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**39-47 Gordon Square**  
**London**  
**WC1H 0PD**

Proposal:

Replacement of existing and addition of new maintenance access steps, gantries, guarding and 4 new rooflights.

Drawing Nos: BRK-AHR-GS-SI-DR-A-90-001 P04 (Location Plan); BRK-AHR-GS-SI-DR-A-90-002 P06; BRK-AHR-GS-00-RF-A-20-051 P02; BRK-AHR-GS-RF-DR-A-00-052 P02; BRK-AHR-GS-RF-DR-A-00-052 P01; BRK-AHR-GS-01-RF-A-15-051 P01; BRK-AHR-GS-ZZ-DR-A-00-151 P06; BRK-AHR-GS-RF-DR-A-27-552 P06; BRK-AHR-GS-ZZ-DR-A-20-150 P08; BRK-AHR-GS-RF-DR-A-27-552 P06; Freestanding Versirail system (dated 02/03/22)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

BRK-AHR-GS-SI-DR-A-90-001 P04 (Location Plan); BRK-AHR-GS-SI-DR-A-90-002 P06; BRK-AHR-GS-00-RF-A-20-051 P02; BRK-AHR-GS-RF-DR-A-00-052 P02; BRK-AHR-GS-RF-DR-A-00-052 P01; BRK-AHR-GS-01-RF-A-15-051 P01; BRK-AHR-GS-ZZ-DR-A-00-151 P06; BRK-AHR-GS-RF-DR-A-27-552 P06; BRK-AHR-GS-ZZ-DR-A-20-150 P08; BRK-AHR-GS-RF-DR-A-27-552 P06; Freestanding Versirail system (dated 02/03/22)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposal concerns the refurbishment and external alterations to 9 terraced houses - Nos 39-47 Gordon Square, with addition of 4 new rooflights across No.s 42, 44 and 45. These buildings are located on the east side of the square and are occupied by Birkbeck University. They are also listed Grade II, located within the Bloomsbury conservation area.

The proposed replacement of all existing access steps on the fourth floor roof with new maintenance steps to match the existing in terms of design and size, would be acceptable given the current poor condition of the timber steps. Furthermore, the proposed addition of new steel guarding would be located around the perimeter of the first floor roof and fourth floor roof, and would be used as edge protection. In comparison to the existing at fourth floor level, this guarding would appear less bulky and it is acceptable in terms of design, mass and materials. At first floor level, matching guarding would be installed to the rear, occupying a small section. Given it's siting to the rear and lower level, there would be limited public views and thus this element would also be acceptable.

The proposed installation of 2 roof lights on the first floor roof of No. 44, 1 roof light to No. 42 and 1 roof light to No. 45 are appropriate by virtue of their size and position. There are a number of existing rooflights at this level and fourth floor level. It is considered that the proposed works are in keeping with the character and appearance of the host building and that it would respect and preserve the existing architectural features. The Council's Conservation Team

have reviewed the development and raise no objection. The proposal is considered to preserve the character and appearance of the conservation area and the grade II listed building.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. It is not considered that the proposed works would cause undue harm to neighbouring amenity, due to the nature of the proposed works, whereby the proposed rooflights and guarding would have low visibility from the public realm, and the fact the other works constitute repair/refurbishment works.

The site's planning history has been taken into account when making this decision. No comments were received as a result of the public consultation.

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 (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with 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 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](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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer