

Application ref: 2022/0167/P
Contact: Fast Track TY
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Date: 15 June 2022

Development Management
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London Borough of Camden
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10 Barley Mow Passage
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W4 4PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**28-32 Britannia Street
London
WC1X 9JF**

Proposal:

Insertion of new Crittall window and opening at 1st floor level on Leeke Street elevation and replacement of window and door at 1st floor level on Wicklow Street elevation with Crittall window and non-opening door.

Drawing Nos: (245-PL-)001-A, 002-A, 003-A, 004-C, 005-A; (W100097)-007C, 111A, 112B.

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: (245-PL-)001-A, 002-A, 003-A, 004-C, 005-A; (W100097)-007C, 111A, 112B.

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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed windows and door would be in keeping with the light industrial appearance of the building on each elevation in terms of the design, material and opening methods (the door would be fixed shut). As such, the proposal would preserve the character and appearance of the building and wider Kings Cross St. Pancras Conservation Area in which the property is situated.

Concern was initially expressed by the Council in regard to original proposals to replace the door on the Wicklow Street elevation with a window in so far as it would appear as an odd and incongruous addition, out-of-keeping with the general size, proportions and appearance of existing fenestration on this elevation. Following receipt of revised drawings from the applicant which were amended to include a replacement non-opening door instead, the revised proposals are considered to be appropriate.

There are no amenity concerns as a result of the proposals given that the new window would occupy a position in a row of existing windows on the Leeke Street elevation and the proposed door and window on the Wicklow Street elevation would replace an existing door and window.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kings Cross St. Pancras 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 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



Daniel Pope
Chief Planning Officer