

Application ref: 2022/1271/P
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Date: 20 June 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

AREA
Third Floor
Chapter House
18 Crucifix Lane Bermondsey,
London
SE13JW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Macleod House
10 Parkway
London
Camden
NW1 7AA

Proposal:

External alterations including removal of central entrance retail doors and adjacent shopfront section and installation of new shopfront window to match adjacent treatment, and removal of existing double entrance glass doors and replacement with metal clad entrance doors in association with proposed office use (Class E).

Drawing Nos: AR31175 01 00 PFE, AR31175 01 00 PED, AR31175 01 00 EXFE, AR31175 01 00 EXED, AR31175 01 00 GA (Rev E), AR31175 01 00 (Rev F), GF Existing GAP Layout, BM Existing GAP Layout, HM Land Registry, Site Map and Design and Access Statement (04/05/2022).

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 AR31175 01 00 PFE, AR31175 01 00 PED, AR31175 01 00 EXFE, AR31175 01 00 EXED, AR31175 01 00 GA (Rev E), AR31175 01 00 (Rev F), GF Existing GAP Layout, BM Existing GAP Layout, HM Land Registry, Site Map and Design and Access Statement (04/05/2022).

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The application is located within Camden Town Conservation Area which can be divided into two sub areas of distinct character; the busy commercial and retail area and the quieter residential area. The commercial hub consists of traditional wide shopping streets and lively heart of Camden town. There are a number of cobbled mews and passage ways to the east linking to quiet tree lined stucco terraces from the early-mid 19th Century. The property is located in the commercial sub area, is not listed but is noted as a positive contributor.

The application involves the change of the existing ground floor and basement retail space to office space and so still represents a use within Class E.

The existing building contains two shop front windows to the east, an entrance door and window and then another shop front window to the west. The design would maintain the fascia, cornice and capital detailing and then introduce the stallrisers below the shop window, continuing the existing design from the adjacent shop windows. This is considered to preserve the retail character of the building and does not negatively impact the character of the Conservation Area.

In relation to the new entrance doors, in front of the original entrance to

Macleod House, these will increase the level of glazing in this location. However, on balance, as the floors above are glazed and the entrance still remains clear this element is still considered acceptable. The new glazed doors are not considered to negatively impact the character of the site or conservation area.

The site is within a busy commercial area and does not have residential properties adjacent. Therefore, the proposed use is considered appropriate and would not lead to issues of noise and disturbance. Because there are no major external works proposed, there would be no harm cause to neighbouring amenity in terms of loss of light, outlook or privacy.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

No objections have been received prior to making this decision, the Camden Town CAAC have raised no objection to the proposal. 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, 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

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer