

Application ref: 2021/5716/P
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Date: 21 June 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
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Naomi Ripley
Unit 7, The Sanctuary
62 Macrae Road, Pill
Bristol
BS20 0DD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Guild House
5 B Upper St Martin's Lane
London
WC2H 9EG

Proposal:

Replacement of existing main entrance door and side doors.

Drawing Nos: DET02(G); Location Plan (but for clarity not other drawings contained in document reference DET01(00)ENTDR); GH01(ALL); DET03(G); PSP01(00) Rev D; Design development by concept 4: proposed door elevations; proposed fire door elevations; and exterior façade.

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

DET02(G); Location Plan (but for clarity not other drawings contained in document reference DET01(00)ENTDR); GH01(ALL); DET03(G); PSP01(00) Rev D; Design development by concept 4: proposed door elevations; proposed fire door elevations; and exterior façade.

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 Reasons for granting permission.

The proposals are for the replacement of the existing main entrance and side doors of the building.

The application site is a five-storey building that is used as office space. It is located within the Seven Dials Conservation Area and is not listed although it is located adjacent to St Martin's Theatre which is Grade II listed.

The existing main door is timber and would be replaced by timber doors with glazing panels finished in black. The side doors and fire doors are to be replaced like for like, but in black (RAL 9005). The proposed doors would be sympathetic to the host property and surrounding conservation area. The initial proposal for glazed doors was amended following officer advice to ensure that the proposal was more in keeping with the conservation area.

The submitted drawings indicate that it is also proposed to repaint the ground floor façade in a dark green finish. There is no Article 4 Direction therefore the application of paint is permitted development.

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. The amended proposals have been reviewed by a member of the Council's Conservation Team who considers them to preserve the character and appearance of the conservation area.

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, 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) 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer