

Application ref: 2022/2056/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 21 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

RPS
20 Farringdon Street
London
EC4A 4EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Francis Crick Institute
1 Midland Road
London
NW1 1AT

Proposal:

Installation of a glass balustrade, above the rear entrance to the Francis Crick Institute, at the western end of the building . Amendment to the external appearance of the building as granted under planning reference 2010/4721/P dated 10/03/11 as varied by 2017/4416/P dated 06/09/17 and 2017/7084/P dated 26/02/18 for development to provide a biomedical research centre including laboratory and research space, lecturing and teaching space, exhibition space and a community facility; landscaped public open spaces; a new pedestrian route between Midland Road and Ossulston Street; a service entrance off Brill Place and a relocated vehicular access from Midland Road to serve the British Library.

Drawing Nos:

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: (21063 PL) 001; 101; 111; 201; 202; 221; 222.

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of a glass balustrade above the rear entrance at the western end of the building. This would lead to an amendment to the external appearance of the building as granted under planning reference 2010/4721/P. The balustrade would be installed to enclose an existing external amenity area at second floor level. It would be of a similar specification and tint as the glazing behind the existing balustrading. This external change is the main consideration of the proposals as there are no land use matters considered relevant.

Whilst the proposed screen would be visible from ground level, the addition of the glass would be in keeping with the character and appearance of the building and therefore would not result in any adverse appearance.

Due to the nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

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

Special regard has been attached to the desirability of preserving the setting of nearby listed buildings and the character and appearance of the conservation area, under sections 66 and 72 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 D1, D2, and A1 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).

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