

Application ref: 2022/1871/P
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Date: 28 September 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

Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Granary Street
London
NW1 0NF**

Proposal:

A new entrance at the south building and associated landscaping adjustments; new louvres; replacement of existing escape door with an entrance door; enlargement of existing fire escape door; addition of new fire escape door; and associated external amendments

Drawing Nos:

Design & Access Statement Rev 1 dated 9 September 2022, AP 0000 001 P01, AP 0000 002 P01, AP 9000 001 P01, AP 9000 002 P02, N AP 0020 001 P01, N AP 0020 002 P01, N AP 0020 003 P01, N AP 0020 004 P01, N AP 0020 005 P01, N AP 0020 006 P01, S AP 0020 001 P01, S AP 0020 002 P01, S AP 0020 003 P01, S AP 0020 004 P01, S AP 0020 005 P01, S AP 0020 006 P01

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- Design & Access Statement Rev 1 dated 9 September 2022, AP 0000 001 P01, AP 0000 002 P01, AP 9000 001 P01, AP 9000 002 P02, N AP 0020 001 P01, N AP 0020 002 P01, N AP 0020 003 P01, N AP 0020 004 P01, N AP 0020 005 P01, N AP 0020 006 P01, S AP 0020 001 P01, S AP 0020 002 P01, S AP 0020 003 P01, S AP 0020 004 P01, S AP 0020 005 P01, S AP 0020 006 P01

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.

- 4 The louvers at the northeast elevation can only be installed if this unit is to be occupied by a use which falls within either Class E (g) (i) or Class E (g) (ii)

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 was granted in 2015 (under Ref. 2014/4385/P) with subsequent amendment applications. The residential-led development was completed in 2021. The current site contains commercial floorspace on the lower podium levels, with two blocks of residential dwellings above.

The new entrance would appear more prominently at lower ground level within the current colonnade. The proposed entrance to replace the existing single leaf escape door and fixed glazing on either side has would become the main entrance to the commercial space. This is acceptable in regard to design and local plan policy C6 which support step-free access.

To the front of the building, a small portion of the existing planter will be removed and relocated, and the current Sheffield stands will also be relocated to allow the provision of a pedestrian route and a new entrance to the building. The loss of planting is negligible and the new entrance route is logical and clear. The new paving and access ramp is supported by policy C6 which encourages inclusive access. The stone surrounds were revised during the life of the application in order to match the height of the previous approval.

The louvres to replace sections of low-level glazing on the north-east elevation

would create a small area of blank frontage. The louvres are required to provide a point for the supply and extract of air to support lab enabled space for a potential life science tenant. The council supports the development to provide lab-enabled space and the applicant has agreed to a condition which would only allow the louvres to be installed in the event that it is occupied as lab space (Class E (g)(ii/iii)). Whilst there would be a small amount of loss of active frontage, this is considered to be acceptable with the condition.

Louvres to replace high-level glazing on the south-east elevation, with two secondary doors omitted is acceptable in terms of location and design. The finish of the louvres matches the existing external metalwork and the character of the existing building.

The replacement escape door on the north elevation at upper ground floor level improves the functionality of the commercial space and does not harm the character of the building. The black painted glass panel to the left of the door will also be replaced with a solid metal panel to clearly identify the new entry point to the building. On the north-west elevation the relocation of the exit door at the lower ground floor with a door to match the style of the existing is acceptable. At street level along Granary Street, the replacement of the single leaf door with a double leaf door to provide better access is acceptable. The new single leaf fire escape door to the north elevation at ground floor is a minor alteration that is acceptable.

The site is within two conservation areas: the Regent's Canal Conservation Area and King's Cross Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of both of these conservation areas, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Given the overall scale of the building and the relatively small scale of the changes proposed, the development is considered to preserve the character and appearance of the Conservation Area.

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

As such, the proposed development is in general accordance with policies A1, C6, E1, E2, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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.

- 5 The landscaping in front of the windows on the north eastern elevation facing Camley Street has dried out. These planters should be replaced and improved to match what was originally given planning consent.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer