

Application ref: 2022/4299/P
Contact: Alan Wito
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Date: 20 December 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

Gleeds Advisory Ltd
Apex Business Park
Ruddington Lane
Nottingham
NG11 7DD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Hunter Street Health Centre
8 Hunter Street
London
WC1N 1BN

Proposal:

Installation of replacement doors to fire escape on 1st to 3rd floors on rear elevation.

Drawing Nos: NTBS3725 / 01; NTBS3725 / 02; NTBS3725 / 03; NTBS3725 / 04;
NTBS3725 / 05; NTBS3785 / 07; NTBS3725 / 08; NTBS3725 / 09; NTBS3725 / 10;
NTBS3725 / 11; NTBS3725 / 16; NTBS3725 / 17 Rev A; NTBS3725 / 18 Rev A;
NTBS3725 / 19; NTBS3782 / 12 Rev A; NTBS3782 / 13 Rev A; NTBS3782 / 14 Rev A;
NTBS3782 / 15; NTBS3785 / 03; NTBS3785 / 04 Rev A; NTBS3785 / 05 Rev A;

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:
NTBS3725 / 01; NTBS3725 / 02; NTBS3725 / 03; NTBS3725 / 04; NTBS3725 / 05; NTBS3785 / 07; NTBS3725 / 08; NTBS3725 / 09; NTBS3725 / 10;
NTBS3725 / 11; NTBS3725 / 16; NTBS3725 / 17 Rev A; NTBS3725 / 18 Rev A; NTBS3725 / 19; NTBS3782 / 12 Rev A; NTBS3782 / 13 Rev A; NTBS3782 / 14 Rev A; NTBS3782 / 15; NTBS3785 / 03; NTBS3785 / 04 Rev A; NTBS3785 / 05 Rev A;

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 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 planning permission:

The proposed works are on the rear elevation and involve the replacement of non- original doors on a fire escape with similarly styled doors which are in keeping with the building's appearance. The proposed works stem from a recent fire risk assessment which identified that works are required to improve the passive fire compartmentation within the building. At the rear of the building there is a modern fire metal fire escape which is accessed through non-original doors (originally these were window openings which have been lowered). The replacement doors have been designed to be in keeping with the overall building in terms of the materials and fenestration pattern.

As such the works preserve the character and appearance of the host listed building and Bloomsbury Conservation Area. As the works are to the rear of the building, they cannot be seen in conjunction with the listed terrace at 4-7 Handel Street, therefore the setting of adjoining listed buildings is preserved.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of the adjoining listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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 proposal 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 NPPF 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer