

Application ref: 2022/4287/P  
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Date: 21 December 2022

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

Phone: 020 7974 4444

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**6-10 Kirby Street**  
**London**  
**EC1N 8TS**

#### **Proposal:**

Refurbishment of existing external fire escape staircase including replacement of cladding; installation of 1 intake grille, 1 extract duct and 1 acoustic louvre and replacement screening; replacement shopfront and glazing and creation of new entrance to Saffron Hill elevation; replacement doors and installation of louvred panel associated with cycle store to Kirby Street elevation.

Drawing Nos: P001; P099; P100; P120; P121; P122; P199; P200; P400; P401; P402; P700; P701; Plant Noise Assessment by Anderson Acoustics dated September 2022  
Design and Access Statement by Ben Adam Architects; Covering letter by Gerald Eve reference LJW/NLR/TEY/U0019379.1

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: P001; P099; P100; P120; P121; P122; P199; P200; P400; P401; P402; P700; P701; Plant Noise Assessment by Anderson Acoustics dated September 2022 Design and Access Statement by Ben Adam Architects; Covering letter by Gerald Eve reference LJW/NLR/TEY/U0019379.1

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.

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposals consist of- replacement of existing balustrade infill panels and repainting of stairwell; replacement of the existing metal composite cladding system within stair alcove; replacement of street level glazing; installation of new level access to the building entrance; replacement of the glazed frontage; the demolition of the stair alcove; retention of the render cladding at lower ground floor; repainting of the building; the widening of one existing door

opening; repainting of the windows at upper ground floor and first floor; Installation of new wall-mounted external lighting; repainting of the UKPN screening all along the Saffron Hill façade; replacement of existing door for improved bike enclosure within existing opening along the Kirby Street frontage.

It is proposed to refurbish and upgrade the external staircase to the rear along the Saffron Hill elevation with new balustrade repainted dark grey; the proposed balustrade would match the design and appearance of the proposed louvred screening being proposed at ground floor level that would be slightly increased by approximately 700mm. The proposed balustrade would be painted to match the existing building and new cladding is proposed behind the upgraded stairwell. The proposed cladding would be of a similar material and colour that would match the existing up to roof level.

It is proposed to render the brickwork above along the rear elevation with dark grey; the UKPN screening would be repainted dark grey and existing glazing would be replaced with new glazing and door to the existing opening. There is an existing inset door to the plant room which would be removed and existing brick infill widened to match the width of other piers along the street frontage. A new fixed window is proposed. All the existing glazing would be replaced at lower ground floor with solar control glazing/ doors in black framing.

The existing entrance door would be relocated and replaced with full height glazing to match the width of the other piers and a new level access is proposed to improve daylight penetration into the building which in turn would maximise light ingress from Saffron Hill. The proposed door would be located centrally along the Saffron Hill elevation and would be used as dedicated entrance with level access to the lower ground floor office space.

New external lighting is provided between the rendered piers at street level. The glazing at upper ground floor/ first floor will be painted to match the glazing colour at lower ground. The existing brickwork will be refurbished and the building would be repainted a similar colour to match the existing as a part of ongoing building maintenance.

The solid doors and glazed over panel to the cycle entrance are to be replaced with a glazed doorset with louvred over-panel and a new louvred panel is proposed that would facilitate natural ventilation into the building. The proposed materials, including the proposed woven metal screening painted dark grey, is considered an enhancement to the building and, whilst the proposed louvres above the cycle storage door is not considered to be an enhancement, this is relatively minor in context of the wider scheme. The proposals would improve the lower ground floor as the internal workspace is poor quality and dark.

- 2 The various external alterations are considered to be acceptable in design terms and will not harm the character and appearance of the host building, streetscene and 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.

The proposal includes of an Air Handling Unit (AHU) unit installed internally at lower ground floor level and fresh air intake and exhaust will be ducted to the stairwell at lower ground floor level. An Acoustic Report has been submitted and reviewed by the Council's EHO who confirms that the proposed installation, when appropriately attenuated as designed, should comply with the Council's noise standards and should not have an adverse impact on the nearest sensitive receivers, subject to standard conditions to ensure that noise levels are within recommended levels and that anti-vibration measures are put in place

Given the nature of the works, the proposal is unlikely to have an impact with the neighbouring amenities in terms of loss of daylight, sunlight, privacy or outlook.

No objections have been received following the statutory consultation and the planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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](http://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>.

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