

Application ref: 2022/4798/P
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Date: 17 February 2023

Development Management
Regeneration and Planning
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William Russell Architects Ltd
Unit 1a
33 Greenwood Place
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**150 Royal College Street
London
NW1 0TA**

Proposal:

Reinstatement of window and installation of new canopy and shutter over the entrance door at ground level, and new decking and planters at second floor roof level.

Drawing Nos: Site Location Plan 00-00, 00-01, 00-10, 00-30, 00-12, 00-11, 00-31, 00-41, 00-40, 01-01, 00-50, 01-02, 01-30, 01-03, 01-40, 01-31, 03-10, 01-41, Design and Access Statement, Heritage Statement

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:

Site Location Plan 00-00, 00-01, 00-10, 00-30, 00-12, 00-11, 00-31, 00-41, 00-40, 01-01, 00-50, 01-02, 01-30, 01-03, 01-40, 01-31, 03-10, 01-41, Design and Access Statement, Heritage Statement

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 Reasons for granting permission.

The proposals involve the reinstatement of a ground floor front elevation window, the replacement of the existing canopy and roller shutter over the ground floor front entrance door and the installation of new timber decking and planters on the existing roof terrace.

The proposed window would replace the existing bricked up window opening. It would be timber framed and finished in grey with a security shutter at its head and would be sympathetic to the existing windows on the front elevation. The new canopy would project approx. 0.35m further than the existing one and would be constructed of metal and finished in grey and would house the security shutter. Although there is no planning history for the existing window frames, canopy and security shutters, it appears that they are lawful through passage of time having been in situ for over four years and are thus immune from enforcement action. The proposed window, canopy and shutters are therefore considered to be acceptable in this instance.

The proposed decking on the existing roof terrace would have very limited visibility from the public realm and timber is considered to be an appropriate material in the conservation area. The new planters would soften the industrial character of the host building and are considered acceptable. They would be a subordinate addition to the roof and would be keeping with the character of the Regent's Canal Conservation Area.

The proposal is considered to preserve the character and appearance of the 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 is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The second floor roof is already in use as a

terrace as established under planning permission ref. 8601250. The terrace is at an oblique angle to the rear elevations at nos. 140-144 Royal College Street and is set back from the roof edge. The planters and existing tree would provide screening. It is thus considered that the proposals would not introduce new opportunities for harmful overlooking into neighbouring 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer