

Application ref: 2022/2734/P
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Date: 1 March 2023

Development Management
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London Borough of Camden
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Philip Meadowcroft Architects
33 Greenwood Place
London
NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**41 Brunswick Square
London
Camden
WC1N 1AZ**

Proposal:

Variation of Condition 2 (approved plans) granted under planning reference 2020/2604/P dated 08/12/20 for (Erection of front extensions between one and two storeys plus landscaping and cycle parking to Gregory House situated in the north-west of Coram Campus (to be delivered in two phases)), namely design changes to southeast, northeast and southwest elevations.

Drawing Nos: Superseded: (Prefix: 1910-P2-) 111, 112, 113, 121, 122, 124; (Prefix: 1910-P1) 120 (rev A), 121 (rev A), 122, 123, 124 (rev A)

Revised: 2110-101A, 2110-110A, 2110-112A, 2110-114A, 2110-121A, 2110-122A, 2110-124A

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 the original planning permission ref. 2020/2604/P dated 08/12/20.

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:

(Prefix: 1910-) 001, 002, 010, 011, 012, 014, 015; (Prefix: 1910-P1) 100, 110, 111, 112, 113, 130, 131; (Prefix: 1910-P2-) 100, 110, 120, 123, 131, 132; (Prefix: 2110-) 101A, 110A, 112A, 114A, 121A, 122A, 124A; Design and Access Statement (May 2020); Design development (dated September 2020); Coram Gregory House brief summary of the proposed demolition and construction works (prepared by G + V Contracts Ltd); MMA Submission supporting notes (dated 28 February 2023)

Reason: For the avoidance of doubt and in the interest of proper planning

- 3 Before the development commences, details of secure and covered cycle storage area for 20 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

- c.) Full details of hard and soft landscaping to include surface treatment surrounding the building and trellis planting on the rear elevation.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting

The changes relate to a series of design changes, mainly to the front (southeast) elevation. Here, the fenestration would be altered both in terms of the proportions and scale of openings and glazing bar arrangements. At ground floor level of the two storey section of the building, a large area of glazing with doors would be replaced with horizontal windows with a solid brick base whilst the ground floor of the three storey element would see a greater extent of glazing in place of solid brick. Two sets of entrance doors would be replaced by one set alongside large glazed panels. Above one of the entrance doors, 'Coram' signage would be replaced with 'Story Centre' signage. At first/second floor the double height glazed opening would see its proportions slightly altered and its glazing arrangement regularised including the introduction of a series of sliding windows rather than top hung ones. On the southwest elevation, a new window opening would be created at second floor level to match the aesthetic style of the other openings. On the northeast elevation, a window opening would be replaced with a door and another window narrowed slightly. Across the building on all elevations the buff brick at ground floor level would be replaced with a grey glazed brick.

The massing of the building remains unchanged. The architectural intention and design quality is considered to have been retained through the amendments.

The host building belongs to Coram campus which although incorporates a public thoroughway, does not constitute part of the streetscene as such. Therefore, the proposed amendment would have little prominence in public views.

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. Due to the nature of the works and the surrounding site context, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential 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 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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 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:

[https://www.gov.uk/appeal-planning-decision.](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 centered on the page.

Daniel Pope
Chief Planning Officer