

Application ref: 2022/3338/P
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Date: 13 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Chapman Architects
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Bermondsey
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UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1-5 Flitcroft Street
London
WC2H 8DH**

Proposal:

Repair and refurbishment of existing building to provide flexible office space (Class E), with associated ancillary accommodation, plant and an external terrace to the rear of the building and roof. External alternations to include repairs, new doors and doorways, replacement of gallery glazing. Internal alterations to include basement waterproofing, existing staircase to be replaced/extended and enclosed, new spiral staircase and platform lift.

Drawing Nos: (Prefix: FLITC-CA-00-)

Existing plans: GF-DR-A-1001 P02, GF-DR-A-1002 P02, B-DR-A-2000 P02, 00-DR-A-2000 P02, 01-DR-A-2000 P02, 02-DR-A-2000 P02, RF-A-2000 P02

Demolition plans: B-DR-A-2001 P03, 00-DR-A-2001 P03, 01-01-DR-A-2001 P03, 02-01-DR-A-2001 P02, RF-01-DR-A-2001 P02

Proposed plans: B-01-DR-A-2002 P04, 00-01-DR-A-2002 P04, 01-01-DR-A-2002 P04, 02-01-DR-A-2002 P03, RF-01-DR-A-2002 P03

Existing elevations: 00-ZZ-DR-A-3001 P03, 00-ZZ-DR-A-3002 P02, 00-ZZ-DR-A-3003 P02

Proposed elevations: 00-ZZ-DR-A-3005 P03, 00-ZZ-DR-A-3006 P02, 00-ZZ-DR-A-3007 P02, 00-ZZ-DR-A-3008 P03

Existing & proposed sections: 00-ZZ-DR-A-4001 P02, 00-ZZ-DR-A-4002 P03, 00-ZZ-DR-A-4010 P03

Design and Access Statement prepared by Chapham Architects dated August 2022

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:

(Prefix: FLITC-CA-00-)

Existing plans: GF-DR-A-1001 P02, GF-DR-A-1002 P02, B-DR-A-2000 P02, 00-DR-A-2000 P02, 01-DR-A-2000 P02, 02-DR-A-2000 P02, RF-A-2000 P02

Demolition plans: B-DR-A-2001 P03, 00-DR-A-2001 P03, 01-01-DR-A-2001 P03, 02-01-DR-A-2001 P02, RF-01-DR-A-2001 P02

Proposed plans: B-01-DR-A-2002 P04, 00-01-DR-A-2002 P04, 01-01-DR-A-2002 P04, 02-01-DR-A-2002 P03, RF-01-DR-A-2002 P03

Existing elevations: 00-ZZ-DR-A-3001 P03, 00-ZZ-DR-A-3002 P02, 00-ZZ-DR-A-3003 P02

Proposed elevations: 00-ZZ-DR-A-3005 P03, 00-ZZ-DR-A-3006 P02, 00-ZZ-DR-A-3007 P02, 00-ZZ-DR-A-3008 P03

Existing & proposed sections: 00-ZZ-DR-A-4001 P02, 00-ZZ-DR-A-4002 P03, 00-ZZ-DR-A-4010 P03

Design and Access Statement prepared by Chapham Architects dated August 2022

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 approved roof terraces, as shown on the 2nd floor (FLITC-CA-00-02-DR-A-2002 Rev P02) and roof plan (FLITC-CA-00-RF-DR-A-2002 Rev P02), shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the 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.

- 6 Prior to use, machinery, plant or equipment and ducting 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 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.

- 7 Prior to occupation of the development, the secure and covered cycle storage area for 5 cycles shall be provided in its entirety 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.

- 8 The subject business property (Class E, subcategory g) i)), 1-5 Flitcroft Street, is not to be used as a cafe or restaurant (Class E, subcategory b)), without prior written consent from the local planning authority.

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.

- 9 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 1:20, 1:10 and 1:5 (where appropriate) of all new fenestration (including jambs, head and cill), the new rooflight, privacy screens and acoustic enclosure.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

10 No below ground level demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. Where appropriate, details of a programme for delivering related positive public benefits;

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1 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.

2 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.

- 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).

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



Daniel Pope
Chief Planning Officer