

Application ref: 2022/1817/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 10 May 2023

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**105 - 121 Judd Street
London
WC1H 9NE**

Proposal:

Erection of roof extensions at third, fourth and fifth floor level with rooftop plant in connection with the continued commercial use of the building (Class E) with associated external alterations to all elevations, public realm improvements; roof terraces at levels three, four and five, provision of cycle parking, waste/recycling storage and other services.

Drawing Nos: Drawing Numbers: 4608-ST-07-GA-120, 4608-31-PL-208 A, 4608-31-PL-207 A, 4608-31-PL-206 A, 4608-31-PL-205 A, 4608-07-PR-204 B, 4608-07-PR-203 B, 4608-07-PR-202 B, 4608-07-PR-201 B, 4608-07-PR-302 A, 4608-07-PR-301 A, 4608-07-GA-106 A, 4608-07-GA-105 A, 4608-07-GA-104 A, 4608-07-GA-103 A, 4608-07-GA-102 A, 4608-07-GA-101 A, 4608-07-GA-100 A, 4608-07-GA-099 A, 4608-07-DM-105 A, 4608-07-DM-103 A, 4608-07-DM-102 A, 4608-07-DM-101 A, 4608-07-DM-100 A, 4608-07-DM-099 A, 4608-07-DM-204 A, 4608-07-DM-203 A, 4608-07-DM-202 A, 4608-07-DM-201 A, 4608-07-EX-304 A, 4608-07-EX-301 A, 4608-07-EX-204 A, 4608-07-EX-203 A, 4608-07-EX-202 A, 4608-07-EX-201 A, 4608-07-EX-105 A, 4608-07-EX-104 A, 4608-07-EX-103 A, 4608-07-EX-102 A, 4608-07-EX-101 A, 4608-07-EX-100 A, 4608-07-EX-099 A, 4608-ST-EX-01-101 A, 4608-ST-EX-00-001 A

Background Papers and Supporting Documents: Flood Risk Assessment & SUDS Strategy Parts 1-7, Phase 1 Land Contamination Report 11121-A2SI-XX-XX-RP-X-0001-00, Townscape, Heritage and Visual Impact Assessment March 2022, Air Quality

Assessment 4th March 2022, Statement of Community Involvement April 2022, WLCA 13th April 2022, Energy Statement Parts 1-3 13th April 2022, Circular Economy Statement 13th April 2022, Preliminary Ecological Appraisal February 2022, Urban Greening Factor February 2022, Biodiversity Impact Assessment April 2022, Planning Statement April 2022, Operational Waste Management Strategy March 2022, Transport Statement March 2022, Sustainability Statement 13th April 2022, Structural Planning Report parts 1-9, Noise Assessment March 2022, Fire Statement 3rd March 2022, Draft Employment, Skills and Supply Plan, GIA Daylight & Sunlight Assessment parts 1-2, Gerald Eve cover letter 12th April 2022, Assessment of development proposals which would accord with BRE Daylight Guidance 28/07/2022.

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers: 4608-ST-07-GA-120, 4608-31-PL-208 A, 4608-31-PL-207 A, 4608-31-PL-206 A, 4608-31-PL-205 A, 4608-07-PR-204 B, 4608-07-PR-203 B, 4608-07-PR-202 B, 4608-07-PR-201 B, 4608-07-PR-302 A, 4608-07-PR-301 A, 4608-07-GA-106 A, 4608-07-GA-105 A, 4608-07-GA-104 A, 4608-07-GA-103 A, 4608-07-GA-102 A, 4608-07-GA-101 A, 4608-07-GA-100 A, 4608-07-GA-099 A, 4608-07-DM-105 A, 4608-07-DM-103 A, 4608-07-DM-102 A, 4608-07-DM-101 A, 4608-07-DM-100 A, 4608-07-DM-099 A, 4608-07-DM-204 A, 4608-07-DM-203 A, 4608-07-DM-202 A, 4608-07-DM-201 A, 4608-07-EX-304 A, 4608-07-EX-301 A, 4608-07-EX-204 A, 4608-07-EX-203 A, 4608-07-EX-202 A, 4608-07-EX-201 A, 4608-07-EX-105 A, 4608-07-EX-104 A, 4608-07-EX-103 A, 4608-07-EX-102 A, 4608-07-EX-101 A, 4608-07-EX-100 A, 4608-07-EX-100 A, 4608-07-EX-099 A, 4608-ST-EX-01-101 A, 4608-ST-EX-00-001 A

Background Papers and Supporting Documents: Flood Risk Assessment & SUDS Strategy Parts 1-7, Phase 1 Land Contamination Report 11121-A2SI-XX-XX-RP-X-0001-00, Townscape, Heritage and Visual Impact Assessment March 2022, Air Quality Assessment 4th March 2022, Statement of Community Involvement April 2022, WLCA 13th April 2022, Energy Statement Parts 1-3 13th April 2022, Circular Economy Statement 13th April 2022, Preliminary Ecological Appraisal February 2022, Urban Greening Factor February 2022, Biodiversity Impact Assessment April 2022, Planning Statement April 2022, Operational Waste Management Strategy March 2022, Transport Statement March 2022, Sustainability Statement 13th April 2022, Structural Planning Report parts 1-9, Noise Assessment March 2022, Fire Statement 3rd March

2022, Draft Employment, Skills and Supply Plan, GIA Daylight & Sunlight Assessment parts 1-2, Gerald Eve cover letter 12th April 2022, Assessment of development proposals which would accord with BRE Daylight Guidance 28/07/2022.

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

3 Detailed drawings/samples

Prior to commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council

- a) Plan, elevation and section drawings, of all external windows, window reveals and doors at a scale of 1:20;
- b) Samples and manufacturer's details at a scale of 1:20, of all facing materials including windows and door frames, glazing, brickwork and cladding;

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and each development shall be carried out in accordance with the approval given.

- c) Details of all hard and soft landscaping within the public realm;
- d) Details of landscaping features and plant species to be incorporated within the roof terraces;
- e) Details of proposed CCTV and lighting strategy

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

4 Landscaping - replacement planting

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London

5 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

6 External fixtures

No meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

7 Air quality - construction impacts

Air quality monitoring shall be implemented on site. No development shall take place until:

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

8 Non-road mobile machinery

All Non-road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the GLA 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any successor document, shall comply with the low emission zone requirements therein and be registered for use on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

9 Land contamination - site investigation

Prior to commencement of any development other than works of demolition, site clearance & preparation, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

10 Roof terrace hours

The proposed roof terraces hereby approved shall only be accessed between the hours of 08:00 and 20:00 Monday to Friday.

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

11 Roof terrace noise

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

12 Plant and equipment - acoustic isolation

Prior to occupation, the approved plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

13 Plant and equipment - noise compliance

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.

14 Cycle parking

The cycle storage space as shown on the plans hereby approved shall provide 153 CPG Transport (2021) compliant long stay cycle parking spaces at the site. The facilities shall be provided in their entirety prior to first occupation of the relevant part of the development, 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.

15 Bird and bat boxes

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

16 Living roof details

Prior to commencement of the relevant part of the development full details of the biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include:

- detailed maintenance plan;
- details of its construction and the materials used;
- a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm;
- full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan policies.

17 Air source heat pumps

Prior to commencement of the relevant part of the development, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the buildings, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include a commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment 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 CC1 of the London Borough of Camden Local Plan 2017.

18 Diversion of waste from landfill

The demolition works hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

19 Waste storage

The ground floor refuse and recycling store shall be provided prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

20 Fire Safety

The development shall be carried out in accordance with the provisions of the Fire Statement prepared by NDY dated 03/03/2022 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12

21 SUDs

The sustainable drainage system as approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve a run off rate of 31l/s.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

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 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 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer