

Application ref: 2022/4342/P
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Date: 11 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
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Workshop And Premises At Unit 6 & 5
Spectrum House
32-34 Gordon House Road
London
NW5 1LP**

Proposal: Alterations to front facade, alterations to courtyard facade, erection of plant and screening at roof level.

Drawing Nos: Covering Letter; Design and Access Statement; Site Plan; Location Plan; 4470/003; 4470/004; 4470/005; 4470/006; 4470/007_A; 4470/008; 4470/009; 4470/010; P-187574-210_C; P-187574-213; P-187574-217; Noise Impact Assessment; Surrounding Advertisement and Signage.

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: Covering Letter; Design and Access Statement; Site Plan; Location Plan; 4470/003; 4470/004; 4470/005; 4470/006; 4470/007_A; 4470/008; 4470/009; 4470/010; P-187574-210_C; P-187574-213; P-187574-217; Noise Impact Assessment; Surrounding Advertisement and Signage.

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 external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

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

- 5 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.

- 6 External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting.

Informative(s):

1 Reasons for granting permission:

The application relates to Unit 6 and a rear portion of Unit 5 of Spectrum House, a three-storey building functioning as a multi-let business centre. The building is located on the north side of Gordon House Road and lies within the Dartmouth Park Conservation Area and Neighbourhood Area. The Conservation Area appraisal gives no background on the building.

The proposal seeks to make alterations to the front elevation at ground floor level including the replacement of a window with an entrance door and erection of signage associated with the use as a supermarket, as well as the installation of ventilation louvres at the ground floor of the rear elevation. The details of the signage are covered by an associated application for advertisement consent, 2022/5159/A. It is also proposed to erect plant equipment to the flat roof of the building.

At the front ground floor level, the window to be removed would be replaced with a fully glazed sliding door, with a metal frame matching the colour of the existing windows. The changes would disrupt the uniformity of the fenestration to a small degree, but there is no symmetry that is being harmed and the design does respect the architectural style of the host building and does not harm the character and appearance of the building or streetscape. The art deco appearance of the building is not undermined by the changes to the front elevation, and the installation of an entrance would not harm pedestrian movement and would therefore be acceptable in this location. The addition of metal ventilation louvres to cover the windows at the rear of the ground floor would have very limited visibility from the public realm, would match the windows in material and colour, and would constitute minor additions to the building.

At the roof level, the proposal seeks to erect plant equipment including two air-conditioning units and a single refrigeration unit that would support the use of the unit as a supermarket. The use of the roof for plant has already been approved under application 2021/2861/P, so this proposal would add a small number of units to the existing plant area. The proposal would also install a louvred steel screen that would obscure the plant as well as add some acoustic shielding. The materials and scale of the screen would match that previously approved to the roof of the site, so would be considered acceptable and would not harm the appearance or character of the building or area.

As a result of the nature and location of the proposals, there is not considered to be any impact upon neighbouring amenity in terms of loss of outlook, daylight, or privacy. A plant noise impact assessment was submitted that assessed the impact of the proposed equipment in terms of noise emissions, which has been reviewed by the Council's Environmental Health Officer, who has confirmed that the noise emission levels would meet the Local Authority criteria with the specified mitigation methods. Approval will still be subject to conditions requiring compliance with Camden's noise standards.

No objections were received prior to the determination of this application,

including from local groups such as the Conservation Area Advisory Committee or Neighbourhood Forum. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies D1, D2, A1, and A4 of the London Borough of Camden Local Plan 2017, as well as policies DC1, DC2, and DC3 of the Dartmouth Park Neighbourhood Plan 2020. 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 of the signatory.

Daniel Pope
Chief Planning Officer