

Application ref: 2023/0062/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 8 August 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

Colman Architects
27 Harcourt Street
London
W1H 4HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Alfred Place and 213-215 Tottenham Court Road
London
WC1E 7EB

Proposal:
Installation of a new glazed entrance with automatic sliding entrance doors on Alfred Place and installation of replacement plant on the roof all in association with the existing office use.

Drawing Nos: 22036/P(--)001 rev P1; 22036/P(--)002 rev P1; 22036/P(--)010 rev P1; 22036/P(--)020 rev P1; 22036/P(--)030 rev P1; 22036/P(--)110 rev P1; 22036/P(--)021 rev P1; 22036/P(--)115 rev P1; 22036/P(--)200 rev P2; 22036/P(--)201 rev P2; 22036/P(--)300 rev P1; Plant Noise Assessment prepared by RBA Acoustics dated 15/12/2022; Manufacturers brochure St Flex Green for sliding doors produced by Dorma Kaba.

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:

22036/P(--)001 rev P1; 22036/P(--)002 rev P1; 22036/P(--)010 rev P1;
22036/P(--)020 rev P1; 22036/P(--)030 rev P1; 22036/P(--)110 rev P1;
22036/P(--)021 rev P1; 22036/P(--)115 rev P1; 22036/P(--)200 rev P2;
22036/P(--)201 rev P2; 22036/P(--)300 rev P1; Plant Noise Assessment
prepared by RBA Acoustics dated 15/12/2022; Manufacturers brochure St Flex
Green for sliding doors produced by Dorma Kaba.

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.

- 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, or 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 permanently retained and maintained.

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.

- 5 Prior to use, the 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 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.

Informative(s):

1 Reasons for granting permission.

The proposed works involve the replacement of the existing plant at main roof level together with the remodelling of the Alfred Place entrance on the eastern side of the building. A self-contained entrance will be created following the internal subdivision of the building due to the recent closure of the retail use which had a rear ground-floor entrance. The works are required to upgrade the mechanical and electrical services for the existing offices that occupy the 3rd and 4th floors of the building.

Design:

Although the plant enclosure would be wider than the existing plant, the extension in width would not noticeably alter the existing visual impact the plant has on the character and appearance of the building or wider views from the Bloomsbury Conservation Area. It would be set back from the Tottenham Court Road elevation by 2m, and 11m from the Alfred Place and would therefore be considered acceptable.

The principle of remodelling the Alfred Place ground floor entrance is accepted. The Council has recently completed major improvements to the immediate townscape by creating a linear park in the centre of Alfred Place. There are a number of building entrances which open onto the space on the west side of the street. Some are entrances to ground floor retail units which also have frontages on Tottenham Court Road and others are upper-floor entrances, as now would be the case with the application site.

Although the majority of the buildings on this side of Alfred Place appear to date from the late 19th century, there has been a pattern established in recent years of frameless glazed shop windows and commercial entrances at ground-floor level. There are some common characteristics such as standard door heights with the panes of glass aligned accordingly so that there is a horizontal junction of the panes of glass which articulates the glazing design by providing a horizontal emphasis. The design of the entrance has been amended from full height glazing to include a fixed over-panel to continue the horizontal articulation of the glazing in line with the adjacent historic entrance door and surround. Manufacturers specifications have also been submitted to ensure that the sliver metallic aluminium framed entrance doors would be as slim as possible. The details are considered acceptable.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to 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.

Amenity:

Due to the scope of the proposal it would not have an adverse impact on the amenity of neighbouring residential occupiers in terms of daylight, sunlight, or outlook and would be considered acceptable.

A noise report has been submitted in support of the application. The Council's Environmental Health officer has reviewed the submitted information and has confirmed that appropriate noise guidelines have been followed within the report. It has also been confirmed that the submitted acoustic information is satisfactory and the plant at roof level with the specified noise mitigation would meet the requirements of the Local Plan subject to standard noise conditions being attached to any permission and would meet the requirements of policies A1 and A4.

- 2 The size and location of the replacement plant at roof level would remain relatively unchanged due to the limitations of the roof and the presence of an additional plant that serves the occupier of the lower floors of the building that falls outside of the remit of this application. Although an overheating assessment has not been submitted as part of the application, it is considered that there would be an improvement in performance and efficiency levels between the existing and proposed units which would be in line with policy CC2.

No objections were received prior to the determination of this application. 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 D1, D2, A1, A4, CC1, and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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).
- 5 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 grey rectangular background.

Daniel Pope
Chief Planning Officer