

Application ref: 2022/4361/P
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Date: 9 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
One Fitzroy
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London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**21 Bloomsbury Street
London
WC1B 3HF**

Proposal:

Alterations to existing building comprising: rear extension at second to fifth floor levels with associated terraces, relocation of existing sixth floor/roof-top plant enclosure and erection of an additional (sixth storey) of offices on the existing roof (with new dormer windows and louvres in the Bedford Avenue and Bloomsbury Street roofs to serve the new sixth floor extension) formation of pavilion, external terraces and green roof at sixth floor level and on roof of new sixth floor extension (and an extended lift over-run), replacement of windows; alterations to entrances; replacement of faux chimney stacks and associated works.

Drawing Nos: Existing:

4677 ST EX: 01 001 (Site Location Plan), 01 002 1 (Site Plan)

4677 ST XX :

00 PL A 02-100EXPL (Existing ground floor plan), 01 PL A 02-101EXPL (Existing first floor plan), 02 PL A 02-102EXPL (Existing second floor plan), 03 PL A 02-103EXPL (Existing third floor plan), 04 PL A 02-104EXPL (Existing fourth floor plan), 05 PL A 02-105EXPL (Existing fifth floor plan), 06 PL A 02-106EXPL (Existing sixth floor plan), 07 PL A 02-107EXPL (Existing roof floor plan), LG PL A 02-099EXPL (Existing lower ground floor plan), XX PL A 03 100EXPL (Existing east elevation), XX PL A 03

101EXPL (Existing north elevation), XX PL A 03 102EXPL (Existing west elevation), XX PL A 03 103EXPL (Existing south elevation), XX PL A 04 100EXPL (Existing section AA)

Proposed:

4677 ST XX :

00 PL A 02-100PL (Proposed ground floor plan), 01 PL A 02-101PL (Proposed first floor plan), 02 PL A 02-102PL (Proposed second floor plan), 03 PL A 02-103PL (Proposed third floor plan), 04 PL A 02-104PL (Proposed fourth floor plan), 05 PL A 02-105PL (Proposed fifth floor plan), 06 PL A 02-106PL (Proposed sixth floor plan), 07 PL A 02-107PL (Proposed seventh floor plan), 08 PL A 02-108PL (Proposed roof plan), LG PL A 02-09PL (Proposed lower ground floor plan), XX PL A 03 100PL (Proposed east elevation), XX PL A 03 101PL (Proposed north elevation), XX PL A 03 102PL (Proposed west elevation), XX PL A 03 103PL (Proposed south elevation), XX PL A 04 100PL (Proposed section AA)

Documents:

Covering Letter (Gerald Eve 06/10/2022); BREEAM Pre-Assessment (SWECO - August 2022), Construction/Demolition Management Plan (LB Camden/Momentum Transport Consultancy - October 2022), Design and Access Statement (Stiff & Trevillion - October 2022), Energy & Sustainability Statement (SWECO - October 2022), Daylight & Sunlight Report (Lumina - July 2022), Framework Delivery & Servicing Plan (Momentum Transport Consultancy - October 2022), Framework Travel Plan (Momentum Transport Consultancy - October 2022), Statement of Community Involvement (Kanda - August 2022), Townscape, Heritage and Visual Assessment (KM Heritage - July 2022), Planning Statement (Gerald Eve - October 2022), Transport Statement (Momentum Transport Consultancy - October 2022), Planning Report for Acoustics (SWECO - 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 drawings & documents:

Existing:

4677 ST EX: 01 001 (Site Location Plan), 01 002 1 (Site Plan)

4677 ST XX :

00 PL A 02-100EXPL (Existing ground floor plan), 01 PL A 02-101EXPL (Existing first floor plan), 02 PL A 02-102EXPL (Existing second floor plan), 03 PL A 02-103EXPL (Existing third floor plan), 04 PL A 02-104EXPL (Existing fourth floor plan), 05 PL A 02-105EXPL (Existing fifth floor plan), 06 PL A 02-106EXPL (Existing sixth floor plan), 07 PL A 02-107EXPL (Existing roof floor plan), LG PL A 02-099EXPL (Existing lower ground floor plan), XX PL A 03 100EXPL (Existing east elevation), XX PL A 03 101EXPL (Existing north elevation), XX PL A 03 102EXPL (Existing west elevation), XX PL A 03 103EXPL (Existing south elevation), XX PL A 04 100EXPL (Existing section AA)

Proposed:

4677 ST XX :

00 PL A 02-100PL (Proposed ground floor plan), 01 PL A 02-101PL (Proposed first floor plan), 02 PL A 02-102PL (Proposed second floor plan), 03 PL A 02-103PL (Proposed third floor plan), 04 PL A 02-104PL (Proposed fourth floor plan), 05 PL A 02-105PL (Proposed fifth floor plan), 06 PL A 02-106PL (Proposed sixth floor plan), 07 PL A 02-107PL (Proposed seventh floor plan), 08 PL A 02-108PL (Proposed roof plan), LG PL A 02-09PL (Proposed lower ground floor plan), XX PL A 03 100PL (Proposed east elevation), XX PL A 03 101PL (Proposed north elevation), XX PL A 03 102PL (Proposed west elevation), XX PL A 03 103PL (Proposed south elevation), XX PL A 04 100PL (Proposed section AA)

Documents:

Covering Letter (Gerald Eve 06/10/2022); BREEAM Pre-Assessment (SWECO - August 2022), Construction/Demolition Management Plan (LB Camden/Momentum Transport Consultancy - October 2022), Design and Access Statement (Stiff & Trevillion - October 2022), Energy & Sustainability Statement (SWECO - October 2022), Daylight & Sunlight Report (Lumina - July 2022), Framework Delivery & Servicing Plan (Momentum Transport Consultancy - October 2022), Framework Travel Plan (Momentum Transport Consultancy - October 2022), Statement of Community Involvement (Kanda - August 2022), Townscape, Heritage and Visual Assessment (KM Heritage - July 2022), Planning Statement (Gerald Eve - October 2022), Transport Statement (Momentum Transport Consultancy - October 2022), Planning Report for Acoustics (SWECO - 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 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 sill), external doors, gates, railings and rainwater goods

b) Manufacturer's specification details of facing bricks

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.

- 5 The external noise level emitted from plant, machinery or equipment at the development with any 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 'Methods for rating and assessing industrial and commercial sound' 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

- 6 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

- 7 Unless as stipulated in the External Terrace(s) Management Plan within the S106 legal agreement attached to the permission, the terraces shown on drawings 4677-ST-XX-02-PL-A-02: 102 PL, 103 PL, 104 PL, 105 PL, 106 PL, 107 PL, 108 PL hereby approved shall not be used outside of the hours of 08:00 a.m. to 06:00 p.m. on Mondays to Fridays.

Reason: To protect the amenity of the occupiers of neighbouring properties in accordance with policy A1 (Managing the impacts of development) of the

Camden Local Plan 2017.

- 8 Prior to any use of the terraces shown on drawings 4677-ST-XX-02-PL-A-02: 102 PL, 103 PL, 104 PL, 105 PL, 106 PL, 107 PL, 108 PL, details of opaque screens to the boundaries shall be both submitted and approved, in writing, by the Local Planning Authority. The approved opaque screens shall be permanently retained thereafter.

Reason: To protect the amenity of the occupiers of neighbouring properties in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

- 9 Access to the green roofs shaded green on the landscape plans in the Design & Access Statement shall be for maintenance purposes only.

Reason: To protect the amenity of the occupiers of neighbouring properties in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

- 10 Prior to commencement of the roof structure for the development hereby approved, full details in respect of the green roofs in the area indicated on the landscape plans in the Design & Access Statement shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to occupation of the development hereby permitted details of secure and covered cycle storage area for 162 cycles, of which at least 112 shall be two tier or Sheffield/M-shaped stands, shall be submitted to and approved by the local planning authority. The approved facilities 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.

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

Reason: To safeguard the amenities of the occupiers of neighbouring premises and the area generally in accordance with the requirements of policies G1,

Informative(s):

- 1 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).
- 2 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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