

The Lantern,
75 Hampstead Road, London,
NW1 2PL



Planning Statement
On Behalf of Bauer Radio Limited
August 2023

Contents

1.	Introduction.....	2
2.	The Site and Surroundings	4
3.	Planning History	5
4.	The Proposals.....	7
5.	Planning Considerations.....	9
6.	Conclusions.....	14

1. Introduction

- 1.1 This Planning Statement has been produced on behalf of Bauer Radio Limited to install an emergency generator within the basement of The Lantern, 75 Hampstead Road, London, NW1 2PL within the London Borough of Camden.
- 1.2 As a result of the proposed emergency generator, it is necessary to make some minor external alterations to the front elevation of one of the retail units fronting Drummond Street and to install a flue within existing roof top plant.
- 1.3 As set out within the submitted Design and Access Statement:
- ‘Bauer Radio Limited intend to relocate their suite of broadcast radio studios to levels 2 and 3 of the premises and therefore require an interruptible electrical supply to support their continuous operation.*
- In the event of a power outage, Bauer Media are proposing to install a battery array with the capacity to support the operation for a maximum of 90 minutes. In order to support the operation during power outages longer than 90 minutes, a generator is required.*
- The building is served by an existing landlord generator, however design capacity of this system is limited to support only the common life safety systems in the building and is not suitable for the load required by Bauer Media.*
- The proposed arrangement mirrors the principles of the existing landlord generator, with the unit located in the basement, air supply and extract at ground floor level, and exhaust flue at roof level...’*
- 1.4 This Planning Application follows formal Pre-Application advice from the Council where a meeting took place on 7 June 2023 with Case Officer – Charlotte Meynell, and this was followed by a formal Advice Letter from the Council, dated 6 July 2023 (Ref: 2023/1817/PRE).
- 1.5 Full details of the proposed scheme is set out in the submitted Design and Access Statement and on the drawing pack. This application is also accompanied by a Noise Assessment, Extraction and Ventilation Statement and Air Quality Assessment.
- 1.6 The rest of this review is set out in the following sections:
- Section 2. Site and Surroundings
- Section 3. Planning History

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Section 4.	The Proposals
Section 5.	Planning Policy Considerations
Section 6.	Conclusions

2. The Site and Surroundings

- 2.1 The site fronts Drummond Street and forms part of The Lantern, which is a basement, ground plus seven storey building comprising a mix of uses including office, residential, healthcare, restaurant and retail located on the corner of Hampstead Road and Drummond Street. The local planning authority is the London Borough of Camden.
- 2.2 The retail unit forming part of this application (photograph below) currently has two glass shop front windows with three glass entrance doors spaced out across its shop front. As set out in the Proposals section of this report and within the Design and Access Statement, minor external changes are required to be made to this retail unit as a result of the proposals.



Photograph 1: Existing Shopfront, Drummond Street

- 2.3 The surrounding area is a mix of residential and commercial uses.
- 2.4 The building on site is not listed and it is not located within a conservation area. Regent's Park Conservation Area and Bloomsbury Conservation Area lie nearby.
- 2.5 The site is highly accessible with the highest possible PTAL rating of 6b with Warren Street Underground Station, Euston Square Underground Station and Euston train station all under a ten minute walk from the site.

3. Planning History

- 3.1 We set out below, key relevant details of the planning history for the site as listed on the London Borough of Camden's website.

The Lantern, 75 Hampstead Road

Application Reference No: 2022/4140/P

This application relates to No.s 67-87 Hampstead Road – a retail unit at ground floor of The Lantern, fronting Hampstead Road

- 3.2 Planning permission was granted on 22 November 2022 for:

'Installation of 2 sets of replacement entrance doors with new louvres above.'

Application Reference No: 2022/2805/P

- 3.3 Planning permission was granted on 4 August 2022 for:

'Change of use of the Class A1 (retail) ground and lower ground floor units on Hampstead Road to Class E (restricted to (a-retail) and (e-medical/health services) and change of use of the flexible Class B1/D1 (office/community) ground floor unit on Drummond Street to Class E (restricted to (a-retail) and (b-food and drink)).'

Application Reference No: 2022/2693/P

- 3.4 Planning permission was granted on 22 July 2022 for:

'Non-material amendment to 2017/3518/P dated 8/03/2018 (as amended by 2018/0663P dated 02/07/2018) and 2019/3232/P dated 12/09/2019)...namely to vary condition 16 (accessibility) to remove the requirement for at least 10% of units to be designed and constructed in accordance with Part M4(3) and M2(2) adaptable of the Building Regulations.'

Application Reference No: 2019/3232/P

- 3.5 Planning permission was granted on 12 September 2019 for:

'Variation of condition 2 (approved plans) of 2017/3518/P dated 8/03/2018...namely to demolish 60% of the existing primary structure (as opposed to 30% and to increase the overall height of the building by 450mm.'

Application Reference No: 2018/0663/P

3.6 Planning permission was granted on 2 July 2018 for:

'Variation of condition 2 (approved plans) of 2017/3518/P dated 8/03/2018...namely to demolish 60% of the existing primary structure (as opposed to 30% and to increase the overall height of the building by 450mm.'

Application Ref: 2017/3518/P

3.7 Planning permission was granted on 8 March 2018 for:

'Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709 sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8 sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works.'

4. The Proposals

- 4.1 Full details of the Proposals are set out within the Design and Access Statement and on the submitted drawings.
- 4.2 In addition, an Extraction and Ventilation Statement, Air Quality Assessment and Noise Assessment have been submitted in support of this application.
- 4.3 A summary of the proposals is set out below:

Installation of New Emergency Standby Generator – Basement Level of The Lantern

- 4.4 A new emergency standby generator is proposed be installed in the existing basement of The Lantern building.
- 4.5 This generator is a standby generator which will only be used in the event of an emergency should the building lose power. It is not intended to be used on any regular basis, only in an emergency.

Minor Alterations to the Existing Retail Unit Elevation on the Drummond Street Elevation

- 4.6 As a result of the generator at basement level and to ensure that the system can provide *‘the required combustion air for the generator to operate correctly and also prevent overheating’* (Extraction and Ventilation Strategy Report) there is a requirement for air moving ductwork to be routed through to the retail unit above the generator. Therefore, at ground floor level, two minor alterations are required to made to the existing retail unit elevation:
 - An existing grille above part of the shop front will need to be placed with a new grille – like-for-like in design - however, this new, replacement grille will incorporate the required free air for extract. As existing, this new grille will be coloured *‘Hot Zinc Sprayed (PPG RAL 1035).’*
 - The proposals also include replacing one of the three glass entrance doors to the retail unit with a louvre panel. This louvre will match existing details further along the frontage and on the rest of the building and as with the replacement grille above part of this retail unit, it will be *‘Hot Zinc Sprayed’ (PPG RAL 1035.)’*

Installation of flue in existing plant area at roof top level

- 4.7 As a result of the emergency generator, a flue is proposed at roof top level within an existing plant area.
- 4.8 As set out within the Design and Access Statement:
- ‘The proposed flue will be a stainless steel finish which is in keeping with other existing equipment on the roof plant. The diameter of the flue will be circa 185mm and the height will be circa 3m from the waterproof membrane of the existing roof plant level -around 1m above the top of the existing roof plant screen. The height of the proposed flue would be a height where there would be no risk of inhalation by humans and also directionally over 4 metres away from any sensitive receptor (i.e. supply air systems).’*
- 4.9 The flue will be set back from the building perimeter and parapet and will not be visible from street level.

5. Planning Considerations

- 5.1 We set out below a summary of the key policy considerations for the proposed minor works as assessed against the relevant guidance within the Development Plan.

National Planning Policy Framework

- 5.2 The updated National Planning Policy Framework (NPPF) was published in July 2021. This is part of the Government's ongoing reforms to make the planning system less complex and more accessible and promote sustainable growth.
- 5.3 The updated NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would *'significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'* (NPPF para 11).
- 5.4 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be made in accordance with the development plan, unless *'material considerations'* indicated otherwise.
- 5.5 With regards to noise, the NPPF states that *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
- a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.*
 - b) *Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. (Para. 185)'*

The Development Plan

- 5.6 The Development Plan relevant to the site comprises the following:
- a. The London Plan (March 2021); and
 - b. The London Borough of Camden Local Plan (July 2017).

Site Designations

- 5.7 The site has the following designations as set out on the Camden Local Plan Proposals Map:
- Central London Area
 - BAA Protected Vistas (LVMF 2010) - View 5A.2 – Greenwich Park Wolfe Statue to St Paul's Cathedral
 - Euston Area Plan
 - Crossrail 2 Safeguarding Area

Installation of Emergency Standby Generator at Basement Level

- 5.8 The standby generator is proposed to be installed in the basement of The Lantern building. It will only be used in an emergency, in the event of loss of power to the building. It will not be used on any regular basis.
- 5.9 Full details of the location for the generator are set out within the Design and Access Statement and on the submitted Proposed drawings.
- 5.10 At the Pre-Application meeting further details were requested to explain the reasons for the need for an emergency generator.
- 5.11 As set out in the Design and Access Statement:
- 'Bauer Radio Limited intend to relocate their suite of broadcast radio studios to levels 2 and 3 of the premises and therefore require an interruptible electrical supply to support their continuous operation.*
- In the event of a power outage, Bauer Media are proposing to install a battery array with the capacity to support the operation for a maximum of 90 minutes. In order to support the operation during power outages longer than 90 minutes, a generator is required.*
- The building is served by an existing landlord generator, however design capacity of this system is limited to support only the common life safety systems in the building and is not suitable for the load required by Bauer Media.*
- The proposed arrangement mirrors the principles of the existing landlord generator, with the unit located in the basement, air supply and extract at ground floor level, and exhaust flue at roof level...'*
- 5.12 Policy A4 – Noise and Vibration (Local Plan 2017) states that *'The Council will seek to ensure that noise and vibration is controlled and*

managed. Development should have regard to Camden's Noise and Vibration Thresholds (Annex 3).

We will not grant planning permission for:

a) development likely to generate unacceptable noise and vibration impacts; or

b) development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.'

5.13 Paragraph 6.100 (Local Plan 2017) states that:

'Emergency equipment such as generators which are only to be used for short periods of time will be required to meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment will be required to meet the usual criteria for plant and machinery...'

5.14 A Noise Assessment has been prepared and is submitted as part of this Planning Application.

5.15 It concludes:

'Quantum Acoustics have undertaken a fully automated environmental noise survey to establish the existing noise levels at the Lantern, NW1 2PL...

...Environmental plant noise emission criteria have been established for the proposed generator use, on the basis of the noise survey results and in accordance with relevant guidance, including confirmed Local Authority requirements.

...Environmental noise emissions from the assessed aspects of the proposed plant have been predicted at nearby noise sensitive receptors. Our calculations indicate that these environmental plant noise emissions, as detailed, should comply with the Local Authority criteria.

With regard to atmospheric plant noise emissions in relation to the proposed generator installation we therefore see no reason why planning permission cannot be granted provided the advice in this report is followed.'

- 5.16 Policy CC4 - Air Quality (Local Plan 2017) states that *'The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough...Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact...'*
- 5.17 A flue is proposed to be installed at roof top level within the existing plant area. It will be set back from the parapet of the roof and not visible from street level. The flue will be a stainless steel finish in keeping with other existing equipment on the roof plant. It will be 1 metre above the top of the existing roof plant screen.
- 5.18 As set out within the submitted Extraction and Ventilation Statement, *'the pollutants issued from the generator shall be extracted to atmosphere via a flue which routes up the building risers to roof level...'*
- 5.19 In addition, an Air Quality Assessment has been prepared in support of this application. It concludes:
- '...The overall risk level associated with the installation of the emergency generator is determined to be low...Overall it is judged that the new development (installation of the emergency generator) will have an insignificant effect on current air quality measured in the area via existing air quality network sensors/diffusion tubes.'*

Minor External Alterations to Retail Unit

- 5.20 As set out in the Proposals section, as a result of the installation of the proposed emergency standby generator at basement level, it is necessary to make two minor alterations to the external shop front to replace an existing grille above the shopfront window with a new grille (like for like in design) that will allow for extraction and ventilation of fresh air. In addition, it is necessary to replace one of the three glass entrance doors with a louvre panel (designed to match the same material and colour as the existing grilles).
- 5.21 Policy D3 – Shopfronts (Local Plan 2017) states that *'Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features...'*
- 5.22 The replacement grille and the proposed louvre panel will match the those further along on the building will be the same colour: coloured *'Hot Zinc Sprayed (PPG RAL 1035)*. This accords with paragraph 6.52 of the Design – Camden Planning Guidance, January 2021 which states that *'all*

grilles and shutters should have an acceptable finish. They should be coloured (painted, powder coated or stove enamelled to match the rest of the shopfront, including signs.'

- 5.23 Paragraph 9.15 of the Design – Camden Planning Guidance (January 2021) states that *'In new development all building services equipment: must be given the same level of consideration and quality in design as other elements... must be integrated within the building...must be incorporated into the external building design...should not be a dominant feature of the building.'*
- 5.24 As set out in the submitted Design and Access Statement *'The alterations take into account the character and design of the property and its surroundings.'*
- 5.25 The proposed minor works will result in a subtle, sensitive change to the shopfront that will not detract from the design of the existing shopfront nor the active frontage on Drummond Street. The proposals overall will enable The Lantern building to have a standby emergency generator so that in the event of power loss. Bauer Radio Limited who will occupy floors two and three of the building and have special requirements to support the operation of their radio station, will be able to continue to function and operate.
- 5.26 Further technical details regarding the grille and louvre panel are set out within the submitted Extraction and Ventilation Statement and the Design and Access Statement.
- 5.27 The Council in their Pre-Application Advice letter dated 6 July confirmed that:

'The replacement door within the shopfront would replicate the dimensions, detailed design and finish of the existing plant room doors within this elevation fronting Drummond Street...Given the design of the proposed door would match the existing plant room doors further along this elevation, it is considered that the proposed replacement door would respect the architectural detail of the building and would not harm the appearance of the building or the streetscene... The design of the proposed façade grille would not be perceptibly different from the adjacent fascia grilles on this side of the building when viewed from street level, and would be acceptable in design terms.'

6. Conclusions

6.1 This Planning Statement has been produced on behalf of Bauer Radio Limited to make minor external alterations to the front elevation of one of the retail units fronting Drummond Street to accommodate the installation of an emergency standby generator in the basement at The Lantern, 75 Hampstead Road, London, NW1 2PL within the London Borough of Camden. In addition, a flue is proposed at roof top level in an existing plant area set well back from the roof and not visible from street level.

6.2 As set out within the Design and Access Statement:

‘Bauer Radio Limited intend to relocate their suite of broadcast radio studios to levels 2 and 3 of the premises and therefore require an interruptible electrical supply to support their continuous operation.

In the event of a power outage, Bauer Media are proposing to install a battery array with the capacity to support the operation for a maximum of 90 minutes. In order to support the operation during power outages longer than 90 minutes, a generator is required.

The building is served by an existing landlord generator, however design capacity of this system is limited to support only the common life safety systems in the building and is not suitable for the load required by Bauer Media.

The proposed arrangement mirrors the principles of the existing landlord generator, with the unit located in the basement, air supply and extract at ground floor level, and exhaust flue at roof level...’

6.3 As a result of the installation of this new generator, it will be necessary to make minor external alterations to the shopfront of the retail unit. The minor alterations include replacing an existing grille above the shopfront window and the removal of one of three existing doors to the retail unit, to install an external louvre panel to allow for air moving ductwork behind the louvre which will contact to the generator below to enable extraction and ventilation.

6.4 The grille and louvre panel have been designed to match those existing in terms of their design and colour.

6.5 The Council in their Pre-Application Advice letter confirmed that:

'The replacement door within the shopfront would replicate the dimensions, detailed design and finish of the existing plant room doors within this elevation fronting Drummond Street... Given the design of the proposed door would match the existing plant room doors further along this elevation, it is considered that the proposed replacement door would respect the architectural detail of the building and would not harm the appearance of the building or the streetscene... The design of the proposed façade grille would not be perceptibly different from the adjacent fascia grilles on this side of the building when viewed from street level, and would be acceptable in design terms.'

- 6.6 A Noise Assessment has been submitted in support of this Planning Application. It concludes:

'Quantum Acoustics have undertaken a fully automated environmental noise survey to establish the existing noise levels at the Lantern, NW1 2PL...

...Environmental plant noise emission criteria have been established for the proposed generator use, on the basis of the noise survey results and in accordance with relevant guidance, including confirmed Local Authority requirements.

...Environmental noise emissions from the assessed aspects of the proposed plant have been predicted at nearby noise sensitive receptors. Our calculations indicate that these environmental plant noise emissions, as detailed, should comply with the Local Authority criteria.

With regard to atmospheric plant noise emissions in relation to the proposed generator installation we therefore see no reason why planning permission cannot be granted provided the advice in this report is followed.'

- 6.7 A new flue is proposed at rooftop level in an existing plant area.

'The proposed flue will be a stainless steel finish which is in keeping with other existing equipment on the roof plant. The diameter of the flue will be circa 185mm and the height will be circa 3m from the waterproof membrane of the existing roof plant level -around 1m above the top of the existing roof plant screen. The height of the proposed flue would be a height where there would be no risk of inhalation by humans and also directionally over 4 metres away from any sensitive receptor (i.e. supply air systems).'

- 6.8 The flue will be set back from the building perimeter and parapet and will not be visible from street level.

- 6.9 An Air Quality Assessment has been submitted in support of this proposal. It concludes:

‘...The overall risk level associated with the installation of the emergency generator is determined to be low...Overall it is judged that the new development (installation of the emergency generator) will have an insignificant effect on current air quality measured in the area via existing air quality network sensors/diffusion tubes.’

- 6.10 The proposed minor works will result in a subtle, sensitive change to the shopfront that will not detract from the design of the existing shopfront nor the active frontage on Drummond Street. The proposals overall will enable The Lantern building to have a standby emergency generator so that in the event of power loss. Bauer Radio Limited who will occupy floors two and three of the building and have special requirements to support the operation of their radio station, will be able to continue to function and operate.