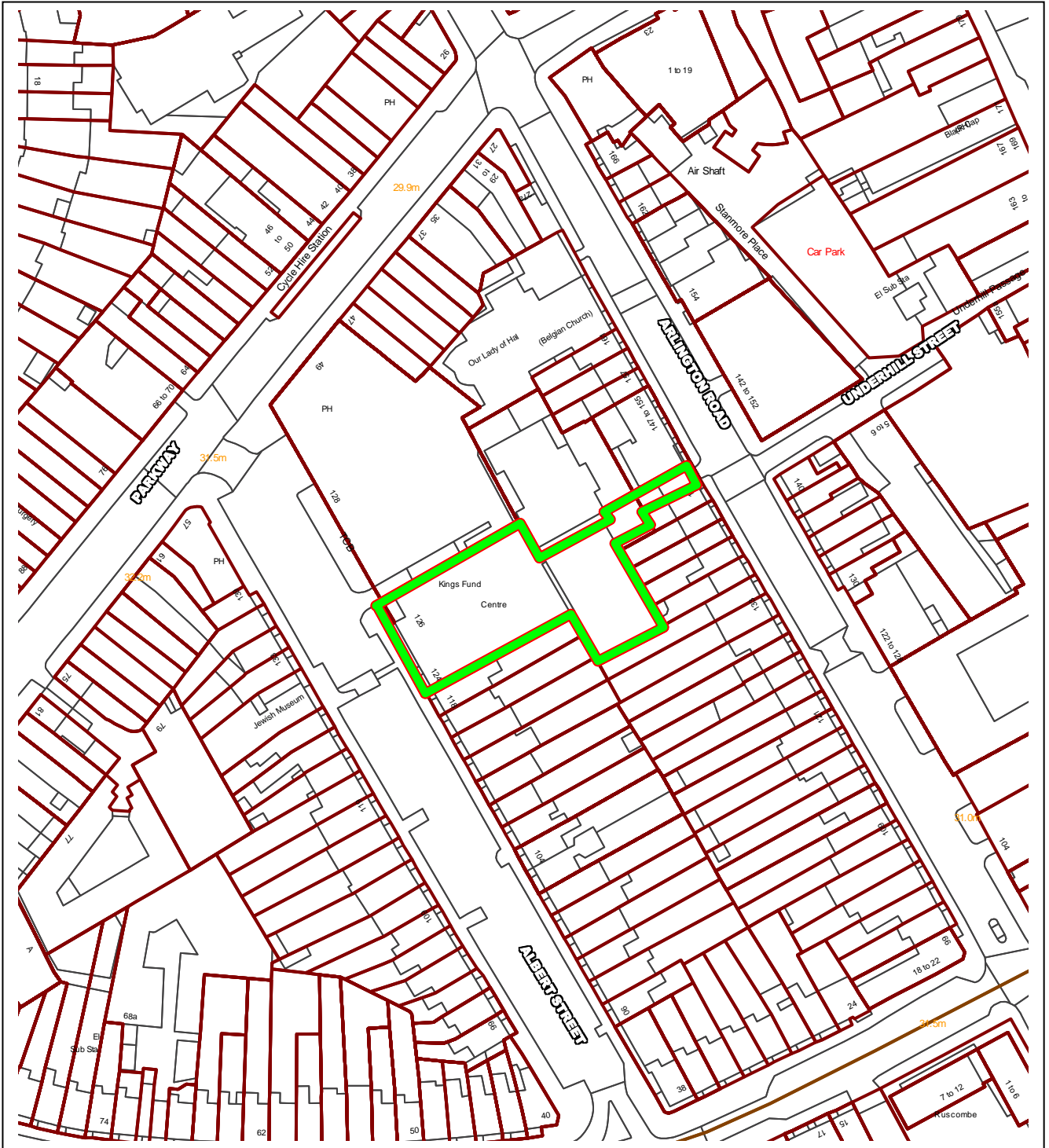


2023/0142/P – 126 Albert Street, London, NW1 7NE



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Site photographs



Photo 1- Front/West Elevation (Albert Street)



Photo 2- Looking West from Second Floor Roof



Photo 3- Looking East from Third Floor



Photo 4- South Facing Elevation from Rear Garden of Subject Site



Photo 5- Rear/East Facing Elevation



Photo 6- East Facing Elevation



Photo 7- East Facing Elevation



Photo 8 – North Facing Elevation



Photo 9- East Facing Elevation



Photo 10- View Toward Site from 118 Albert Street



Photo 11-View of Rear Elevation of 118 Albert Street and Shared Boundary Wall



Photo 12- View from rear of 118 Albert Street

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/03/2023
		N/A / attached	Consultation Expiry Date:	20/03/2023
Officer			Application Number(s)	
Jaspreet Chana			2023/0142/P	
Application Address			Drawing Numbers	
126 Albert Street London Camden NW1 7NE			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of basement and ground floor levels from Office Use (Class E) to either Education Use (Class F.1 (a)) or Office Use (Class E), addition of lift overrun at fourth floor level, addition of plant at basement level and internal plant room at second floor, minor alterations to fenestrations and ventilation provision of cycle parking in rear garden area and other associated landscaping works.				
Recommendation:	Grant subject to S106 Legal Agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 24/02/2023 (consultation end date 20/03/2023).			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Objections were received from neighbouring residents, there objections are summarised below:</p> <ul style="list-style-type: none"> • As a neighbour to this proposal, on Arlington Road, I would like to object to the position of the bike sheds. The garden at 126 Albert Street has always been a green space with grass, flowers and trees and is considered to be a valued green amenity space to the office and also contributing to the overall green amenity of the rear gardens to Arlington Road and Albert Street. The existing green space was also historically the longer gardens of 137 to 145 Arlington Road. • Placing a single / double stacked bike shed for 50 bicycles on hard standing - will vastly reduce the amount of green space putting further pressure on what will remain. The bike shed would be large and visually intrusive. • Its associated lighting, required for security and safe access, will also be intrusive as it will be required late into the evening to access bicycles when evening classes have finished. The paved paths to reach it from the main building will further erode the green space. • The proposed location of the bike storage, there will be a significant increase in noise and disturbance to immediate neighbours as the bikes will be parked and collected throughout the day and late in the evening. • The proposed installation of bike shed/racking along the run of mine, and neighbours, rear garden wall will be visually and audibly invasive and remove the long-held and valuable quiet enjoyment of our home and surroundings. Additionally, any proposal to erode precious green space is alarming. • We urge reconsideration of this proposal and hope that current car parking space, both on and off-site might accommodate the cycle storage problem. We do not wish to see green space eroded, to have disturbance of noisy arrivals and departures for extended periods, nor the attendant increase in light pollution. • The members should bear in mind that Albert Street is in a Conservation Area and on a road with multiple Grade 2 listed buildings. • That all proposed changes from the original application are suitably sensitive to the local built environment • The development should be respectful of the fact that this is a highly residential area • The proposed changes to the location of the plant room should be reversed, with the plant room returning to the rear of the building as originally granted • That noise limits should be kept well <i>below</i> ambient noise levels at both the front and rear of the building <p><i>Officer's response: Please see sections 4, 5, 6 and 7 below.</i></p>			

CAAC:

A letter of objection was received on behalf of the Camden Town CAAC (Their objection comments can be summarised as follows:

- We object to the paving/concreting over of more than half of the rear garden and the consequent loss of soft landscaping and vegetation in this backland site which is carved out of the former gardens of houses on Arlington Road.
- Whilst we are supportive of the use of active transport, and therefore provision for it, this should not be to the detriment of loss of biodiversity and extent of soil cover in a constrained site, especially if the site is to be more heavily utilised than previously, and when we have a climate emergency the effects of which are exacerbated by the urban heat island effect.
- A requirement must be made for alternative provision for cycle parking that does not destroy 1/3rd of the open garden space: on-street open Sheffield stand provision could be increased in Arlington Road (adjacent to the service entrance) to cater for this, in addition to the existing paved over areas in the service yard. There should also be a reduction in the amount of additional proposed paving to the rear of the building, especially as this is the only open ground that the mature beech tree's roots currently have access to and which will be critical to the future health of this tree.

Officer's response:

Please see sections 5, 6, 7 and 8 below.

Site Description

The application site has access from both Albert Street and Arlington Road. The building is 'L' shaped with the Albert Street frontage being three storeys with a recessed fourth floor level. The rear section of the building is also three storeys with a large rooftop plant level. The building benefits from an existing basement level and a number of roof terraces. To the rear of the site is a large external spiral staircase.

Within the boundary of the site an area to the north is used for storage and is the site of the existing a/c units. There is space for car parking to the east and south within the site which is accessed from Arlington Road.

The building is in office use with residential units in the front part of the building at second and third floor. The surrounding area is largely characterised by terraced residential properties, with the terraces adjacent along Albert Street and Arlington Road being Grade II listed.

The site is located within the Camden Town Conservation Area. The building is not listed, but is identified as making a positive contribution to the character of the conservation area.

Relevant History

The planning history for the application site can be summarised as follows:

2017/5071/P - Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwell to side and rear and installation of new plant at lower ground floor level – Granted 25/07/2018.

2020/1359/P - Various amendments to planning permission ref 2017/5071/P dated 25 July 2018 (for enlargement and refurbishment of existing building), namely to include creation of door from window void; provision of additional escape entrance to rear and external entrance to basement plant area; reduction of flat roof (all within rear lightwell); reconfiguration of the glazing; and correction of discrepancies in approved set of drawings – Granted 03/07/2020.

2022/1859/P - Various amendments to planning permission 2017/5071/P dated 25/07/2018 (for enlargement and refurbishment of existing building), namely replacement gate off Arlington Road; reduction in service riser height; new lift overrun; and correction of discrepancies in approved set of drawings – Granted – 24/10/2022.

2022/2383/P - Addition of new canopy structure above the new doorway on proposed east elevation, to enlargement and refurbishment of the building approved under planning permission 2017/5071/P dated 25/07/2018 – Granted – 03/11/2022.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open space
- **A3** Biodiversity
- **A4** Noise and Vibration
- **C3** Cultural and Leisure Facilities
- **CC1** Climate Change Mitigation
- **CC5** Waste

- D1 Design
- D2 Heritage
- E1 Economic Development
- E2 Employment premises and sites
- H1 Maximising housing supply
- DM1 Delivery and monitoring
- T1 Prioritising walking, cycling and public transport
- T2 Car free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Employment Sites & Business Premises (2021)
- CPG Town Centres and Retail (2021)

Camden Town Conservation Area Appraisal & Management Strategy (4 October 2007)

Assessment

1. Background

1.1. The existing lawful use of the site is offices (class E). There are existing residential units at the front of the building (along Albert Street) at the second and third floors. The surrounding area is largely characterised by terraced residential properties, with the terraces adjacent along Albert Street and Arlington Road being Grade II listed. Although the building's legal use has been offices (Class E), the building was last used as a conference centre since 1995 by ORT UK, a global education and training foundation, and as such the building has typical features of an educational facility.



Fig.1. Aerial view of the site

1.2. The application site has an extant planning permission ref.2017/5071/P which was for: *'Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwell to side and rear and installation of new plant at lower ground floor level'* granted subject to S106 on 25/07/2018'. All the pre-commencement planning conditions on this extant permission have been discharged. The applicant has confirmed the permission has been implemented as relevant works have taken place.

1.3. Following this a section 96a application was submitted which applied for the subdivision of the building between the front and rear sections of the site and therefore this application only relates to the front of the building and the rear courtyard.

1.4. It should be noted that almost all the physical alterations proposed as part of this application

replicate those previously approved by the extant permission.

2. The proposal

2.1. Planning permission is sought for:

- Change of use of the lower ground and ground floors from office use Class E to education use class F.1 (a), for use by the British Academy of Jewellery (or to be retained as Class E).
- Addition of lift overrun
- Addition of internal plant room at second floor
- Minor alterations to fenestrations and ventilation
- Installation of plant at basement level and second floor level,
- Provision of cycle parking in rear garden area and other associated landscaping works.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Principal of development
- Design and conservation
- Neighbouring Amenity
- Trees and Landscaping
- Transport
- Safety and security
- Energy and sustainability

4. Principal of development

Loss of commercial office space

- 4.1. Policy E2 states we will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that the site or building is no longer suitable for its existing business use and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The premises should be marked at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers.
- 4.2. The building is 'L' shaped with the Albert Street frontage comprising of three storeys with a setback fourth floor level and has an existing lower ground floor. The surrounding area is largely characterised by terraced residential properties, with the terraces adjacent along Albert Street and Arlington Road being Grade II listed. The building itself is not statutory listed, within a conservation area or noted as a positive contributor. The site also falls outside of the CAZ but adjacent to the Camden Town major centre.
- 4.3. The subject building is in office use with residential units in the front part (Albert Street side) of the building at second and third floor, the site has access from both Albert Street and Arlington Road. The building has been occupied by the ORT UK since 1995, a global education and training foundation. Educational activities on the site have continued since 1978 and have included specialist health library, conferences, courses seminars and summer schools.
- 4.4. It is proposed to change the use of the lower ground and ground floors from office use (Class E) to education use class F.1 (a). The first, second and third floors will remain in use as office. A total of 71sqm GIA of additional office floorspace will be created at the first, second and third floor

levels by the proposed external alterations and a large part of the site will still remain in office use.

- 4.5. It is to be noted that the existing floorspace falls within Class E (having formerly been within class B1), this floorspace can therefore be readily used now, and can go between uses under Class E (Use Class Order 2020). Class E encompasses a full range of commercial uses some more intensive and active in character and function than office floorspace. Any new use under class E could occupy the subject site without requiring planning permission. Therefore this suggests that the current office floorspace on the site cannot be protected given the flexibility of the usage permitted by class E and, as such the loss of office or employment floor space such as this cannot be opposed in principle.
- 4.6. The current site although in office use has no office occupiers and has been vacant since the former tenant left. Therefore the site is now vacant as a class E use. The applicants propose an either/or use, that would create a valuable educational facility within F.1 (a) use and also allow for the premises to be used within Class E (which was existing and consented) if required. The change of use of the lower ground and ground floors would diversify the uses on the site and would provide public benefits to the borough and the local area through increased on site employment activity.
- 4.7. The British Academy of Jewellery once in operation could provide up to 22 full time jobs, including tutors, admin staff, security and other onsite facilities and management roles. Furthermore, by year 3 of being in operation they expect to have up to 120 part time students and 120 full time students aged 18+ which will be onsite each weekday. Therefore it is considered the proposal would support the local economy by providing jobs for local people and increasing footfall to local businesses.
- 4.8. The submitted materials provide (within the planning statement/design & access statement and operational statement) detailed explanations of how the building has been used and operated since its construction for the King's Fund in the 1970s. Officers have looked at online materials relating to its occupation by ORT (as ORT House). It has become clear that this building has historically, and until very recently, included educational aspects in its day-to-day operation: namely, there are conference/seminar rooms, libraries etc. alongside more conventional office space.
- 4.9. The proposal provides the opportunity for enhancement of the remaining office space within the building which accords with Local Plan objectives to intensify and improve the quality of accommodation in the borough. The proposal also seeks a flexible dual use including Class E office for ground and lower ground floors, this is considered appropriate for the site.
- 4.10. The proposed end uses is considered to be a contributor to Camden's economic growth and the purposes of the British Academy of Jewellery align with the Local Plan's objectives for sustaining the Hatton Garden area as a centre for jewellery. Officers have also taken into account that the Academy already has a working relationship with Camden/Hatton Garden and its communities and that the proposals have the potential to build on these links for mutual benefit and therefore the change of use is supported.

Inclusive economy assessment

- 4.11. Inclusive economy ambitions come hand in hand with planning policy and agree with planning policies stance on this application. The importance of jewellery space is understood and it is known that the British Academy of Jewellery have been looking for a new space in Hatton Garden for some time in order to serve new students and members of the public. Both planning policy and the Council's Inclusive Economy team support the BAJ being located in Camden which will enable them to maintain their links with Hatton Garden and its employers and workshops.
- 4.12. Local Recruitment – the Council's standard local recruitment target is 20%. The applicant will

work with the Kings Cross Construction Skills Centre to recruit to vacancies, advertising with us for no less than a week before the roles are advertised more widely.

4.13. Local Procurement – The applicant shall sign up to the Camden Local Procurement Code, as per section 61 of the Employment sites and business premises CPG. The Council's local procurement code sets a target of 10% of the total value of the construction contract, should the build cost exceed £1 million.

4.14. A loss of 1318 sq metres of office floorspace triggers an employment and skills cash contribution. After negotiations with the applicants a skills and cash contribution of £35,995 will be secured. In conjunction with the cash payment, the applicants are offering a total of two first year scholarships (at each incoming academic year) (at 50% reduction of tuition fees worth £9000 per year for a period of 5 years. The scholarship places would be ring fenced for Camden residents, subject to the normal college entry requirements / standards and interview processes. (If no Camden residents can be secured then these scholarships would be offered to a non-Camden students). Along with employment contribution and the 2 scholarships the following opportunities will be secure via the S106 legal agreement.

End Use / Occupation Phase Opportunities:

- Inclusive economy will need to secure a clear package of local benefits which would include engagement with local schools and apprenticeships and employment support providers to promote the courses on offer at the BAJ. Working with Camden Learning/STEAM on school engagement
- Working with their occupiers to offer work experience placements and apprenticeships.
- Working with Good Work Camden/the Council's Inclusive Economy Service to recruit to vacancies locally (the ESSP includes a commitment to advertising exclusively though the borough, which is welcomed)
- Work with Good Work Camden/the Council's Inclusive Economy Service to offer specific opportunities to those furthest from the labour market, possibly through supported employment initiatives
- BAJ will provide offering a scholarship place on their degree course ring-fenced for a Camden resident/school leaver. This is something we have secured from other HE providers when we have accepted a conversation of office floorspace to education floorspace.

4.15. Given the above and support from the Council's Inclusive Economy team in securing a good public benefit package with the applicants, officers are satisfied that it is not necessary to require submission of marketing information in this instance. Therefore the partial loss of office/employment space would be considered acceptable and the proposed flexible change of use would be an appropriate and beneficial use.

5. Design and conservation

5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

5.2. The following works are proposed under this application which fall outside the scope for those consented under the extant permission:

- Addition of lift overrun

- Alterations at basement level and addition of internal plant room at second floor
- Minor alterations to fenestrations and addition of rooflights
- Provision of cycle parking in rear garden area and other associated landscaping works.

Addition of lift overrun

5.3. The lift overrun would be on the third floor level and will be only partially visible as it would be behind the previously approved third floor mansard roof extension. Given the lifts modest increase in height, its location on the third floor being set back on the roof it is not considered the lift overrun would be a prominent addition on the roof, it would be in brick and would appear as a subservient addition which would blend in on the roof with the adjacent brick service riser and the proposed mansard roof extension.

Alterations at basement level and internal plant room at second floor

5.4. The proposals for the lightwell extension to the existing basement remain unaltered from the extant permission, apart from a reduction in size to simplify the construction by retaining a larger section of the existing basement structure. Installation of four air cooled condensers and air handling units are proposed in the basement at the front of the building and a new internal plant room is to be created at the second floor level. Appropriate noise guidelines have been followed within the submitted noise report such as Camden Council's Local Plan. The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

5.5. The assessment indicates that the proposed plant should be capable of achieving the required environmental noise criteria with specified noise mitigation at the nearest and potentially most affected noise sensitive receptors. The Council's noise officer is satisfied the submitted acoustic submission should meet the local plan guidelines and is therefore acceptable in environmental terms subject to standard noise conditions.

Minor alterations to fenestrations and addition of rooflights

5.6. A new double glazed metal window in zinc cladding is proposed in the mansard on the third floor to align with ORT house adjoining. Three new rooflights are proposed over the first floor at second floor level, five new rooflights would be added over the third floor on the upper roof level and one rooflight would be added to the south elevation at ground floor level serving the lower ground floor. These rooflights would be appropriately placed on the roof and would not be visible from street view. Due to the minor nature of these alterations they are considered appropriate and acceptable.

Provision of cycle parking in rear garden area and other associated landscape works

5.7. Soft and hard landscaping works are proposed within the rear courtyard of the site to create outside courtyard area and bicycle parking storage for 50 bicycles. Given that the courtyard is concealed to the rear of the site and views from the street to the rear courtyard are not possible it is not considered the proposed works would have a detrimental impact on the appearance of the host building or the surrounding area.

5.8. The overall design, size, scale and materials used for the proposed works and alterations are considered acceptable and appropriate in this location and setting. Landscape matters are discussed below in section 7.

5.9. A copy of the officer's report for the previous extant permission (2017/5071/P) has been added to this report pack to highlight what was approved under that application following this report. That previous application secured planning permission for the erection of an enlarged replacement roof level extension at third floor level, an extension at second floor level to provide additional office space (Class B1a), provision of a lightwell to the existing basement, installation of new plant

equipment at basement level and a reduction in the basement and ground floor areas, amongst other minor works.

5.10. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5.11. The proposal is therefore in accordance with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 2023.

5.12.

6. Neighbouring Amenity

6.1. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

6.2. The report for the extant permission (2017/5071/P) concluded that there would be no adverse impacts on privacy and overlooking or outlook of the surrounding properties. The windows proposed as part of this application would not face towards neighbouring properties and no new extensions are being proposed as part of this application. Therefore it is considered the proposed minor works would not have a detrimental impact on the amenities of the neighbouring properties.

6.3. A revised daylight and sunlight report has been submitted in support of this application, the report concludes that the proposed development will cause little to no noticeable impact on the daylight and sunlight to neighbouring properties to No.126 Albert Street. Details of lighting will be secured by condition.

Educational use

6.4. As the building will be partially used as an education facility meaning more activation of the site, it is expected to have 120 part time students and 120 full time students aged 18+ which will be onsite each weekday as well as having teaching staff, admin and management staff. Most students should arrive by public transport. The proposed hours of operation are to be 8am to 6pm Monday-Friday with some potential weekend courses being 9am to 5pm. Given the form of the training courses i.e. focused studying and craftsmanship and that all students will be adults, it is not considered that these activities would cause adverse harm in relation to additional noise or disturbances.

6.5. The proposal is therefore in accordance with policies A1 and A4 of the Local Plan.

7. Trees and Landscaping

7.1. Planning policy A3 (Trees) advises the council will resist loss of trees and seek to protect and secure additional trees and vegetation.

7.2. No trees are proposed for removal as part of the development. The impact of the proposed works on the existing trees to be retained will be of an acceptable level. The submitted tree protection plan is considered sufficient to demonstrate that the trees will be adequately protected. Further details would be required in relation to the construction of the bin store to ensure trees are not impacted upon, and this would be secured via planning condition.

7.3. The council's Tree Officer has reviewed the Arboricultural Impact Assessment report and the Tree Protection Plan and has said he has no objections to the proposal subject to tree protection and

standard landscape conditions to be added to the formal decision notice.

Landscaping and biodiversity

- 7.4. No landscaping or cycle parking was proposed under the extant planning permission, these are new additions to this application.
- 7.5. The soft and hard landscaping proposed within the garden area are considered to enhance the existing garden area, only the areas near the rear doors, staircase and underneath the new cycle store, would be hard landscaped, and the bin store would be added over an existing area of hard landscaping. The rest of the garden would remain green with grass/shrubs and trees (see existing and proposed plans below). The existing trees within the garden would not be adversely impacted and therefore there would be grass and trees which would provide greenery to similar to that which is currently in existence on site.
- 7.6. Due to providing cycle parking for both the education use and the office use at the site 50 cycle parking spaces are required. There is limited space outside the site so the most appropriate space for these spaces is within the rear garden. The south west side in the rear garden is covered with existing shrubs not any trees, therefore this area is large enough for the storage shed. It would need to be constructed and placed over an area of hardstanding to be secured. Details of this cycle storage and its construction would be secured by condition.

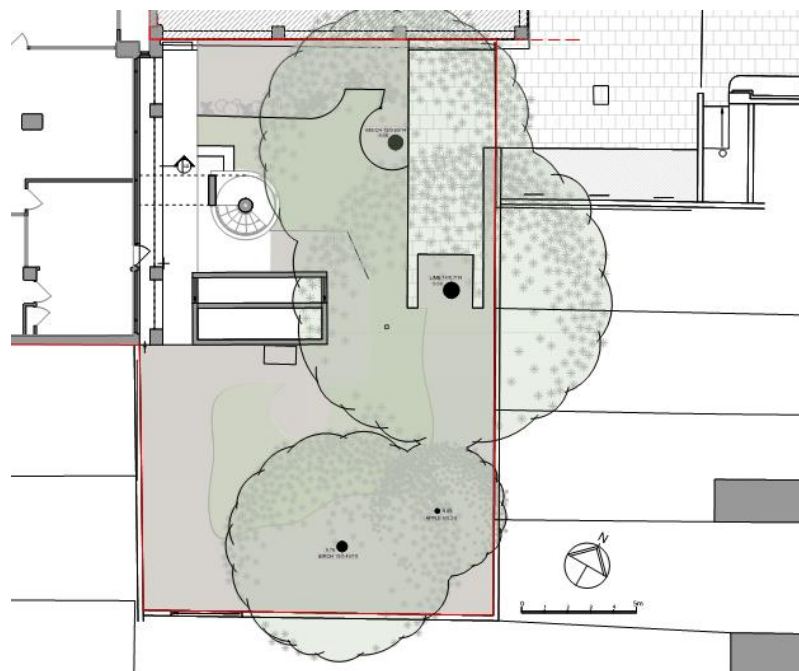


Fig.2. Existing garden floor plan

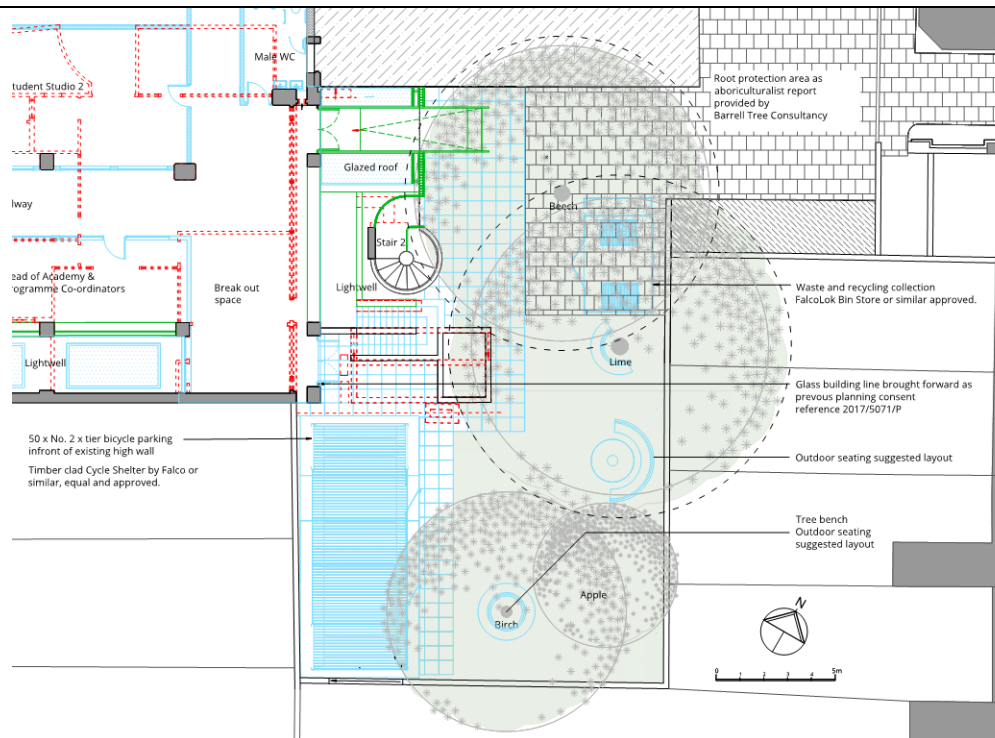


Fig.3. Proposed garden floor plan

7.7. The proposed landscape changes within the existing formal garden area have the potential to improve tree rooting conditions for the current trees due to not requiring any substantive excavation works for the surfacing, which would be a positive landscaping outcome. All works to the hard surfacing would be done by hand to protect tree roots. Tree benches would also be added within the garden area to allow for people to sit and use the garden. As such, the proposed landscaping arrangements are considered acceptable and are in accordance with Policy A3 of Camden's Local Plan.

8. Transport

8.1. In accordance with Policy T1 of the Camden Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan.

8.2. With regard to cycle parking, the submitted ground floor plan indicates that 50 spaces are to be provided in the rear garden in the form of two tier racks. The racks would be covered and secure. This meets the requirement for cycle parking for the education use. Both sets of stands would be covered and given their location behind the host building they are considered secure. Access to the stands would be step free via the ground floor of the property, which is considered acceptable.

8.3. The existing office building does not have cycle parking provision for office workers and none were secured by the recent extant planning permission for the alteration and extension of the office building. The proposal will create a net loss of office space via the change of use from offices to education. The applicant would retain existing offices which have historically been at the site for years at first and second floor: there is no change to this office provision and as such the Council cannot insist on cycle parking being provided for this longstanding office floor space area. Cycle parking would be provided in accordance with Camden's standards for the proposed education use, and as such cycle parking provision is significantly improved on the site.

8.4. Given that the works are covered by the extant permission and S106 Agreement, transport officers are content that a new S106 CMP contribution and bond requirements are not necessary in this case. The proposed development is still bound by the requirement to submit the CMP prior to works commencing on site.

9. Refuse collection

9.1. Refuse and waste collection for the site would be in keeping with the existing arrangements in place for the businesses located along Arlington Road. Waste/recycling would be stored in the new bin store proposed within the rear garden courtyard and bins would be wheeled out to the street on collection days. Further details for the bin store would be secured by condition.

10. Safety and security

10.1. Policy C5 (safety and Security) of the Local Plan states that development should demonstrate that they have incorporated design principles which contribute to community safety and security.

10.2. The following measures would be included within the scheme:

- Natural surveillance from the first and second floor levels over the rear courtyard
- Provision of a secure cycle parking store
- The rear access gate into Arlington Road will operate via a key fob, students will access the cycle parking to the rear of the site with the fob keys
- The main entrance on Albert Street will have a member of staff at reception at all times monitoring people coming in and out
- All other internal and external doors will operate with electronic fob key access providing security and allowing for the office and academy to remain separate.

10.3. Given the above, it is considered the applicants have added safety and security features into the design proposal and these features would be in accordance with Camden's Local Plan Policy C5.

11. Energy and sustainability

11.1. The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The Council will expect all developments to optimise resource efficiency.

11.2. The approved Energy and Sustainability statement dated August 2012⁷ for the extant planning permission, prepared by XC02. The report concluded that following implementation of the proposed works the cumulative CO₂ savings on the site are estimated at 36.1% for the refurbished project. Against the existing building baseline, this is considered acceptable. Further measures have been added to this application to improve the energy and sustainability of the building, these measures are:

- Upgrading double glazing throughout the building (other than the existing flats) improving thermal insulation of the building
- Additional layer of insulation provided under the proposed ply membrane at roof level, improving the thermal insulation of the building
- High quality plant added with heat recovery units, improving the buildings energy efficiency.

11.3. Given the above, it is considered the applicants have added sufficient energy efficient measures into the design proposal and these measures would be in accordance with Camden's Local Plan Policy CC1.

12. Recommendation

12.1. Grant condition planning permission subject to s106

12.2. The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Construction Management Plan
- Employment and skills cash contribution of £35,995
- Local Recruitment – our standard local recruitment target is 20%. The applicant should work with the Kings Cross Construction Skills Centre to recruit to vacancies, advertising with us for no less than a week before the roles are advertised more widely.
- Local Procurement – The applicant must also sign up to the Camden Local Procurement Code, as per section 61 of the Employment sites and business premises CPG. Our local procurement code sets a target of 10% of the total value of the construction contract. Should the build cost exceed £1 million.

End Use / Occupation Phase Opportunities:

- We will need a clear package of local benefit which includes engagement with local schools and apprenticeships and employment support providers to promote the courses on offer at the BAJ. Working with Camden Learning/STEAM on school engagement
- Working with their occupiers to offer work experience placements and apprenticeships.
- Working with Good Work Camden/the Council's Inclusive Economy Service to recruit to vacancies locally (the ESSP includes a commitment to advertising exclusively through the borough, which is welcomed)
- Work with Good Work Camden/the Council's Inclusive Economy Service to offer specific opportunities to those furthest from the labour market, possibly through supported employment initiatives
- BAJ could also consider offering a scholarship place on their degree course ring-fenced for a Camden resident/school leaver. This is something we have secured from other HE providers when we have accepted a conversation of office floorspace to education floorspace.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th September 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 14/11/2017
			Consultation Expiry Date: 07/12/2017
Officer Tessa Craig		Application Number(s) 2017/5071/P	
Application Address Ort House Conference Centre 126 Albert Street London NW1 7NE		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwells to front and rear, alterations to ground floor front fenestration and installation of new plant at lower ground floor level.			
Recommendation(s):	Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement		
Application Type:	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	23	No. of objections	23
	No. electronic	23		
Summary of consultation responses:	<p>A press notice was advertised on 16/11/2017 and site notices were displayed from 15/11/2017. Responses were received from:</p> <ul style="list-style-type: none"> • Flat 4, 155 Arlington Road; • Flat 5, 155 Arlington Road; • Flat 7, 155 Arlington Road; • 155 Arlington Road; • 157 Arlington Road; • 159 Arlington Road; • 161 Arlington Road; • 92 Albert Street; • 100 Albert Street; • 107 Albert Street; • 110 Albert Street; • 111 Albert Street; • 112 Albert Street • 114 Albert Street; • 116 Albert Street; • Basement Flat, 118 Albert Street; • 118 Albert Street; • 127 Albert Street; • 14 Atlantic House, 128 Albert Street; • 135 Albert Street; • 137 Albert Street; • 133 Albert Street; • 139 Albert Street. <p>The objections relate to:</p> <ul style="list-style-type: none"> • Plant noise; • Overlooking/loss of privacy and use of terraces; • Loss of sunlight/daylight; • Errors in daylight/sunlight report; • Bulk and mass; • Nuisance during construction; • Front elevation windows; • Security cameras; • Use class of site; • Consultation process. <p><u>Officer Comment</u></p> <p>— <i>The applicant has provided a noise and vibration survey. Assessment of the noise impact is explained in points 2.18 and 2.19 below;</i></p> <p>— <i>The proposal does not include any roof terraces beyond the existing</i></p>			

situation. Some additional windows are proposed, but any views to neighbours properties would be oblique. This is further discussed at points 2.13 and 2.14 below;

- The applicant has submitted a daylight/sunlight report to demonstrate compliance with BRE guidance. It is accepted that the development would largely comply with the guidance and this is discussed at points 2.16 and 2.17 below;*
- Objections raise concern that the Daylight/Sunlight report does not reflect the use of spaces along Arlington Road and it is noted in the report that assumptions about use class and room layouts have been made, however none of the properties along Arlington Road would fail the BRE guidelines as a result of the proposed development;*
- The proposal would add some bulk at second floor and roof level. In the context of the existing building, it is not considered overly dominant. The proposed design and the size of the development is discussed at points 2.5-2.8 below;*
- A Construction Management Plan shall be required to manage construction impact, this is discussed at point 2.21 below;*
- The front elevation fenestration detailing is assessed in the design section at point 2.3 below;*
- Security cameras do not require planning permission and regardless, there are none proposed as part of the current application;*
- The use class of the building is considered B1(a) office use with ancillary residential accommodation in the front section of the building and conference rooms common in many large office units. A change of use is not proposed;*
- Consultation was undertaken in line with the Council's Statement of Community Involvement. A press notice was advertised and site notices were displayed.*

Albert Street North Residents Association (object):

1. The changes at ground level to the front elevation are unacceptable. The existing building (inaccurately represented in the drawings) is designed sensitively to reflect the rhythm and proportions of the nineteenth century adjacent terraces. What is proposed destroys this, creating large areas of glass like a shopping street, completely out of place on a residential street. (We wonder why the existing elevation is drawn so inaccurately)

— *The fenestration details proposed in the front elevation are not considered harmful to the streetscene. The proposed fanlight shall match the doors of the terraced properties on Albert Street, the main entranceway shall not be dissimilar from the existing glazed doors and the new triple panel glazed windows shall match the hierarchy of windows seen on the terraced properties (larger windows in lower floors and smaller windows above).*

2. The insertion of windows on the south elevation, (not visible from the street) severely affects the privacy of the houses and gardens of a number of our members. Over the years there have been proposals to add similar windows, which I am glad to say, have all been turned down. Again the proposals are not in the least clear.

— *Application PEX0000488 (Insertion of seven new windows at first floor level south-east flank wall) was indeed refused, however the four proposed windows at first floor do not include glazing on the south facing side. There are also two windows proposed at first floor, however these are in the further setback part of the building, over 19m from the boundary of 118 Albert Street to the south.*

3. The disturbance caused by the proposed site of the new Plant Room; the nuisance of noise and the nuisance of vibrations to properties on either side adjoining the building.

— *The applicant has submitted a noise survey which has been assessed by the Council's Environmental Health team who have confirmed that the noise impact of the proposed plant is considered acceptable, subject to condition.*

**CAAC/Local groups*
comments:**

*Please Specify

Site Description

The application site has access from both Albert Street and Arlington Road. The building is 'L' shaped with the Albert Street frontage being three storeys with a recessed fourth floor level. The rear section of the building is also three storeys with a large rooftop plant level. The building benefits from an existing basement level and a number of roof terraces. To the rear of the site is a large external spiral staircase.

Within the boundary of the site an area to the north is used for storage and is the site of the existing a/c units. There is space for car parking to the east and south within the site which is accessed from Arlington Road.

The building is in office use with residential units in the front part of the building at second and third floor. The surrounding area is largely characterised by terraced residential properties, with the terraces adjacent along Albert Street and Arlington Road being Grade II listed.

The site is located within the Camden Town Conservation Area. The building is not listed, but is identified as making a positive contribution to the character of the conservation area.

Relevant History

13616- Redevelopment of the site of 120/126 Albert Street and 149 Arlington Road, N.W.1, to provide a conference centre for the King Edward Hospital Fund, and thirteen flats. Granted, 25/08/1972.

P9600878- The installation of security gates of the front elevation. Granted, 17/05/1996.

PE9700462- The installation of a satellite dish to the side wall of the housing to roof plant room. Granted, 08/08/1997.

AE9800061-The display of flag and retention of pole at first floor level front elevation. Granted, 16/03/1998.

PE9900418- Installation of radio equipment cabin at roof level and 3 antennae. Granted, 11/10/1999.

PEX0000488- Insertion of seven new windows at first floor level south-east flank wall. **Refused**, 01/08/2000.

2009/4488/P- Retention of 6 air condensers and the erection of an acoustic screen to enclose the units at ground floor level (north-west area of the site) of office building (Class B1a). Granted, 08/06/2010.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

H1 Maximising housing supply

H3 Protecting existing homes

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Car-free development and limiting the availability of parking
T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance (CPG)

CPG1 Design (2015)
CPG2 Housing (2015)
CPG3 Sustainability (2015)
CPG4 Basements and Lightwells (2015)
CPG6 Amenity (2011)
CPG7 Transport (2011)
CPG8 Planning Obligations (2015)

Camden Town Conservation Area Appraisal and Management Strategy 2007

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of an enlarged replacement roof level extension (at third floor level) and an extension at second floor level to provide additional office space (Class B1a) at the site. At basement level a lightwell is to be created to provide light to the existing basement. New plant equipment would also be installed at basement level. The basement and ground floor would be reduced in area, whilst the top three floors would be increased. The total uplift in floorspace is approximately 41sqm. The four proposed bay windows at first floor account for the 3sqm uplift at this level.

Area schedule (GEA)

Rev A 181116

FLOOR	EXISTING TOTAL	PROPOSED TOTAL	DIFFERENCE
BASEMENT	1106	1021	-85
GROUND FLOOR	1069	1045	-24
FIRST FLOOR	1060	1063	3
SECOND FLOOR	468	524	56
THIRD FLOOR	249	340	91
TOTAL	3952	3993	41
	3952	3993	41

- 1.2. The enlarged 'L' shaped third floor level would have a total area of 340sqm, 32.7m long and 14.3m wide at the widest point, with a height of 3.4m. The third floor would provide office floorspace and would replace the existing plant level, which has an area of 246sqm, 28m long, 13.2m wide with a height of 3.3m. The proposed third floor would extend to the edge of the south and eastern edges of the roof, whereas the existing plant level is setback 5.4m from the east edge and 1.7m from the south edge. The extension would be zinc clad with windows matching the lower levels. The north facing elevation would include four windows and fifteen in the south facing elevation. No windows are proposed in the east facing elevation at third floor

level.

- 1.3. The enlarged 'L' shaped second floor extension would have a total area of 516sqm, the north part will have the same floorspace as the existing second floor, however the south side of the level shall be extended outwards by 3.5m, providing approximately 70sqm of additional floorspace. The second floor would be 34.5m deep, 26m deep and 3.4m high. The existing second floor has an area of 468sqm.
- 1.4. The existing basement level is to include new plant equipment in the south west corner and a lightwell of 122sqm which wraps around the southern corner of the building adjacent to 118 Albert Street. The lightwell would be 2.7m wide and 21m long along the south boundary and 13.5m along the east side. The space is currently used largely as ancillary storage space, however the proposed lightwell would allow for the basement level to include more useable office floorspace. A front lightwell shall also be created to allow light into the basement level at the front of the property (11m wide, 1.2m deep and excavated to 3.9m).
- 1.5. The proposal also includes new glazed windows to the ground floor front elevation and a new fanlight above the ground floor entrance to the residential units (at second and third floor) and a new glazed main entrance. In the north elevation a new window shall be added at first floor, in the east side of the building on the first floor level, four projecting windows are to be added with glazing on the north facing side only. Two new windows shall be installed in the rear part of the building facing east at first floor. One large window will be installed at second floor level in the new extension facing east. Glazing at ground and basement level is at the same height as the boundary wall.

Revisions

- 1.6. The proposed drawings were revised to show the retention of the external staircase in the rear garden. A detailed drawing of the proposed four, first floor projecting windows was also submitted. A window was originally proposed at roof level facing east to serve the stairwell, this has since been omitted. At third floor the extension over the stairwell was originally proposed to be brick, it shall now be zinc clad and is to include a sloped roof.

2. Assessment

- 2.1. The principal consideration material to the determination of this application are summarised as follows:

- Design and impact on the Conservation Area;
- Basement Impact;
- Impact on Amenity;
- Transport;
- Trees and Landscaping;
- Other matters.

Design and Impact on the Conservation Area

- 2.2. Policy D1 seeks the highest standard of design, requiring development which respects local context and character, enhances the historic environment and integrates well with the surrounding streets. Policy D2 advises the Council will not permit the loss or substantial harm of heritage assets.

Front Elevation

- 2.3. The proposed ground floor front elevation changes would include a new fanlight above the residential access door on the right hand side, consistent with the listed buildings to the south of the building. Four inset windows would be replaced with two sets of triple paned glazed

windows matching the height of the entrance doors. The main access doors are to be replaced with glazed doors of the same size as the existing entrance doors. The proposed changes are considered to introduce a more sympathetic window hierarchy with the ground floor windows being largest and a graduation upwards with the upper floor windows smaller, consistent with the fenestration hierarchy of the adjoining terraced properties in the street. The proposed materials would match the existing building, and will be conditioned as such.

Basement

- 2.4. The only external manifestations of the basement works are the open 'L' shaped lightwell void to the rear of the building and the proposed front lightwell. The rear lightwell would not be overly visible due to its location and is considered acceptable. The front lightwell would be surrounded by black metal railings similar to those currently in situ at the site and are considered appropriate in terms of their impact on the host building. Furthermore, the adjoining row of terraced properties all include open lightwells on the front elevation, and the introduction of the proposed lightwell to the front of the application site is considered to be consistent with the prevailing streetscape and character of the wider conservation area.

Second Floor

- 2.5. Paragraphs 4.10 - 4.15 of Camden Planning Guidance 1 (Design) states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form and scale. The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.
- 2.6. The existing second floor level would be extended out on the south side of the building by 3.8m. The extension at this level is not considered overly bulky in the context of the existing building and shall be built in materials to match the existing building. The second floor extension would have limited visibility from public views due to its discreet location, tucked into the southern elevation, and is not considered to harm the character of the surrounding conservation area.

Third Floor

- 2.7. At third floor level, additional bulk would be added through the replacement roof level for office accommodation. The roof level would be extended on the east facing side by 2m, south facing by 1.5m and west by 5.8m. The height of the top floor would be approximately 0.1m higher than the existing roof top plant level. The majority of the additional space would house the staircase in the east part of the extension. The proposed third floor level would have limited visibility from the street and would retain a 3.7m setback on the north elevation. The development would be clad in zinc, which is considered to be an appropriate material choice given the sites location, and would have four windows in the north elevation and fifteen along the south elevation (no windows are proposed in the east facing elevation).
- 2.8. Whilst the third floor would be larger than the existing plant level at the site, it is considered acceptable in this instance given its limited visibility from the public realm. Furthermore, the use of sympathetic materials would help to ensure the additional bulk does not overwhelm the existing building. The proposal is therefore considered acceptable in terms of its design and conservation impact.

Other Changes

- 2.9. The new plant at basement level is to be contained internally. Additional windows are proposed at ground, first and second floor in the east elevation, first and second floor in the south elevation and at first floor level in the north elevation. The new openings would match those of

the existing property and are considered to be sympathetic to the character of the host building. At first floor level four lead clad, projecting bay windows would be installed, which would include glazing on the east facing elevation in narrow strip windows.

Basement Impact

- 2.10. In accordance with Policy A5 and CPG4, the Basement Impact Assessment (BIA) submitted by the applicant has been subject to independent verification by Campbell Reith. Ground Engineering have prepared a Site Investigation Report and Conisbee have prepared a Structural Method Statement on behalf of the applicant and the engineers from both companies are considered to have suitable qualifications for the assessment. The BIA documents have been independently assessed by Campbell Reith in line with the requirements of CPG4.
- 2.11. The audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development. Campbell Reith have concluded that negligible damage will not be exceeded, surface water discharge will not be significantly altered, surrounding slopes to the development site are stable and that the area is not subject to flooding. Overall, it is considered the excavation works comply with Policy A5 and CPG4.

Amenity

- 2.12. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

Privacy and overlooking

- 2.13. The existing building includes a second floor roof terrace area, which shall be retained. The current proposal does not include any additional terraced areas and the second floor flat roof would not be accessed via the proposed roof level extension, there is no roof terrace proposed at third floor and this would be secured through a compliance condition. Therefore, the proposal is not considered to cause additional overlooking from terraces beyond the existing situation. It should be noted that to comply with building regulations, roof terraces require 1.1m high balustrades which would trigger the requirement to submit a planning application which would be assessed and determined by the Council.
- 2.14. Additional windows are proposed to the north, south and east elevations. In the north facing elevation, windows will be added in the roof level extension and at first floor. To the south, fifteen high level windows would be added to the roof extension, one window at second floor (this level already has glazing) and four projecting windows with glazing facing east. The windows shown at ground and lower ground floor on the south elevation would be beneath the brick boundary wall and would not result in a loss of privacy. Additional windows are to be added in the ground, first and second floors of the building in the east facing elevation. There are already windows at these levels on the east facing side of the building. It is not considered direct overlooking would occur due to the setback of the roof level extension and that views from additional windows would be at oblique angles.

Outlook

- 2.15. The proposed roof level adds bulk to the north, east and south elevations and the second floor addition adds bulks to the south. The north and south elevations both include a setback from

the edges of the property. The additional bulk at roof level on the east facing side has been revised to include a slope and to reduce the height of the stair core section by 0.1m. It is considered that whilst some bulk would be added, the outlook for residents along Arlington Road would remain acceptable and the development would not have an overbearing or dominating effect, in accordance with Policy A1 and CPG6.

Daylight and sunlight

- 2.16. Concerns have been raised from neighbouring residents with regard to the daylight/sunlight impacts of the proposal. The applicant has submitted a Daylight and Sunlight Report prepared by Waldrams, carried out in accordance with BRE guidelines, as required by Policy A1 and CPG6.
- 2.17. The BRE Guidelines states that each open amenity space should receive at least 2 hours of sunlight on March 21st to at least 50% of its area or that the centre point of each amenity space should receive at least 2 hours of sunlight on March 21st. The report advises 'In terms of the surrounding amenity areas i.e. the rear gardens of 137 to 145 (odd) Arlington Road, shown on drawing 1984-01-08, all meet the BRE Guidelines experiencing no change in the area receiving 2hrs of sunlight on March 21st'.
- 2.18. Out of the surveyed properties surrounding the site, there is just one window which potentially would not meet the BRE guidance. This window is located to the north of the site at 128 Albert Street and serves a first floor flat. It appears likely that the room of the flat which is affected is served by another large east facing window, which would be fully compliant with both vertical sky component and daylight distribution. However, the worst case scenario would be that the affected window is the only window to serve a habitable room and would experience a 22% reduction in vertical sky component (2% more than the BRE guidance). Given the window would only fail by 2%, in this urban context the impact is considered acceptable. Overall, the development is deemed to be acceptable in terms of both daylight and sunlight impact.

Noise and vibration

- 2.19. Policy A4 advises the Council will seek to ensure that noise and vibration is controlled and managed. Development which is likely to generate unacceptable noise and vibration impact will not be granted permission. Environmental Equipment Corporation Ltd have prepared a Background Noise Survey Report which has been reviewed by the Environmental Health Officer. The report covers a background noise survey in order to set limits for noise from new mechanical services plant for daytime and night-time period. The plant noise limits have been set in accordance with the policies and requirements of the Camden Local Plan 2017. When the plant specification becomes available an assessment using the limits in this report (Table 7.1 and 7.2) will be required to demonstrate that the plant will comply with the Councils' requirements. Subject to condition, the impact of noise and vibration generated by the plant equipment is deemed to be acceptable.
- 2.20. The Control of Pollutions Act 1974 manages construction noise. Noise from construction is limited to 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturday. No noisy work should take place on Sundays or bank holidays. Noise from construction is temporary, however the use of a Construction Management Plan also includes scope for neighbours to have input into the construction impacts.

Transport

- 2.21. Policy T3 seeks to protect existing transport infrastructure. It is therefore necessary to secure a financial contribution for highway works (repaving the footway) directly adjacent to the site as a Section 106 planning obligation if planning permission is granted. This would allow for any damage caused during construction of the proposed development to be repaired and enable the proposal to comply with Development Policy T3. The Highways Contribution has been

requested and will form part of the S106 Agreement if planning permission is granted.

- 2.22. Policy A1 advises Construction Management Plans (CMP) will be used to manage the impact of development during the construction phase. Given the site is surrounded by residential properties, a CMP is considered appropriate. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted. A monitoring contribution would also be required (£3,136). A CMP will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.

Trees and Landscaping

- 2.23. Policy A3 of the Local Plan advises the Council will resist the loss of trees and vegetation and protect trees during construction and demolition. The applicant has submitted an Arboricultural Assessment & Method Statement prepared by Barrell tree consultancy. The report has been reviewed by the Councils Tree Officer who is satisfied that, subject to details of tree protection measures being submitted prior to works commencing (secured via condition), the development is acceptable in terms of the impact on trees and landscaping.

3. Recommendation

- 3.1 Grant conditional planning permission subject to a s106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th February 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/0142/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 11 September 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

Savills
Finsbury Circus House
15 Finsbury Circus
London
EC2M7EB

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
126 Albert Street
London
Camden
NW1 7NE

Proposal: Change of use of basement and ground floor levels from Office Use (Class E) to either Education Use (Class F.1 Learning & Non-residential institution or Office Use (Class E), minor extensions at second and third floor levels, addition of lift overrun at fourth floor level, extension to existing basement level, alterations to fenestration, installation of plant at basement level and second floor level, provision of cycle parking in rear garden area and other associated works.

DECISION

Drawing Nos: 2118 - PL - 001 - Rev A, 2118 - PL - 002 - Rev A, 2118 - PL - 003, 2118 - PL - 010, 2118 - PL - 011, 2118 - PL - 012, 2118 - PL - 013, 2118 - PL - 014, 2118 - PL - 015, 2118 - PL - 020, 2118 - PL - 021, 2118 - PL - 022, 2118 - PL - 030, 2118 - PL - 031, 2118 - PL - 032, 2118 - PL - 210 - Rev A, 2118 - PL - 211 - Rev A, 2118 - PL - 212 - Rev A, 2118 - PL - 213 - Rev A, 2118 - PL - 214 - Rev A, 2118 - PL - 215 - Rev A, 2118 - PL - 220 - Rev A, 2118 - PL - 221 - Rev A, 2118 - PL - 222 - Rev A, 2118 - PL - 225 - Rev A, 2118 - PL - 226 - Rev A, 2118 - PL - 230 - Rev A, 2118 - PL - 231 - Rev A, 2118 - PL - 232 - Rev A, 2118 - PL - 765, 2118 - PL - D & A Rev A, 2118 - PL - SOA, Heritage Assessment Rev 3 Dec 2021, Statement of Community Involvement January 2023, Tree Protection Plan 22197-02, Transport Assessment January 2023, Framework Travel Plan January 2023, Planning and Heritage Statement December 2022, Arboriculture Impact Appraisal and method statement December 2022, Background and Operational Management Statement - British Academy of Jewellery, Basement Impact Letter, Daylight and Sunlight Report November 2022, Noise Report Rev B.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 2118 - PL - 001 - Rev A, 2118 - PL - 002 - Rev A, 2118 - PL - 003, 2118 - PL - 010, 2118 - PL - 011, 2118 - PL - 012, 2118 - PL - 013, 2118 - PL - 014, 2118 - PL - 015, 2118 - PL - 020, 2118 - PL - 021, 2118 - PL - 022, 2118 - PL - 030, 2118 - PL - 031, 2118 - PL - 032, 2118 - PL - 210 - Rev A, 2118 - PL - 211 - Rev A, 2118 - PL - 212 - Rev A, 2118 - PL - 213 - Rev A, 2118 - PL - 214 - Rev A, 2118 - PL - 215 - Rev A, 2118 - PL - 220 - Rev A, 2118 - PL - 221 - Rev A, 2118 - PL - 222 - Rev A, 2118 - PL - 225 - Rev A, 2118 - PL - 226 - Rev A, 2118 - PL - 230 - Rev A, 2118 - PL - 231 - Rev A, 2118 - PL - 232 - Rev A, 2118 - PL - 765, 2118 - PL - D & A Rev A, 2118 - PL - SOA, Heritage Assessment Rev 3 Dec 2021, Statement of Community Involvement January 2023, Tree Protection Plan 22197-02, Transport Assessment January 2023, Framework Travel Plan January 2023, Planning and Heritage Statement December 2022, Arboriculture Impact Appraisal and method statement December 2022, Background and Operational Management Statement - British Academy of Jewellery, Basement Impact Letter, Daylight and Sunlight Report November 2022, Noise Report Rev B.

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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include sectional drawings and method statement for the construction of the refuse store, with input from the project arboriculturalist. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy ref. 22197-AA2-PB dated 09/02/2023. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

- 7 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to and approved in writing by the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the local planning authority.

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

- 8 50 Cycle spaces are to be provided in the rear garden in the form of two tier racks, the racks would be covered and secure. The whole cycle parking provision shall be permanently retained and maintained 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.

- 9 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.

- 10 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.

- 11 Details of the proposed external lighting for the development shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.

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 policy A1 of the London Borough of Camden Local Plan 2017.

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.

- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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>.

Yours faithfully,

Supporting Communities Directorate