

Application ref: 2022/3377/P
Contact: Alex Kresovic
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Date: 20 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

Manalo & White
Unit 402 Metropolitan Wharf,
70 Wapping Wall, Wapping,
London
E1W 3SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**25-31 Tavistock Place
London
WC1H 9SF**

Proposal:

Refurbishment of the existing office with internal and external alterations, including replacement of the lift, reconfiguration of the stairs, new associated lift and stair overruns, new roof terrace and railings, replacement windows and doors, new cycle stores, upgrade of the building services and reinstatement of the original lightwell with new railings at the front

Drawing Nos: Drawing No. 01 0100; Revision P 10, Drawing No. 01 0101; Revision P 10, Drawing No. 01 0200; Revision P 10, Drawing No. 01 0201; Revision P 10, Drawing No. 01 0202; Revision P 10, Drawing No. 01 0203; Revision P 10, Drawing No. 01 0204; Revision P 10, Drawing No. 01 0205; Revision P 10, Drawing No. 01 0400; Revision P 10, Drawing No. 01 0401; Revision P 10, Drawing No. 01 0402; Revision P 10, Drawing No. 01 0500; Revision P 10, Drawing No. 01 0501; Revision P 10.

Drawing No. 03 0200; Revision P 10, Drawing No. 03 0201; Revision P 10, Drawing No. 03 0202; Revision P 10, Drawing No. 03 0203; Revision P 10, Drawing No. 03 0204; Revision P 10, Drawing No. 03 0205; Revision P 12, Drawing No. 03 0400; Revision P 12, Drawing No. 03 0401; Revision P 12, Drawing No. 03 0402; Revision P 12, Drawing No. 03 0500; Revision P 10, Drawing No. 03 0501; Revision P 10.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 03 0200; Revision P 10, Drawing No. 03 0201; Revision P 10, Drawing No. 03 0202; Revision P 10, Drawing No. 03 0203; Revision P 10, Drawing No. 03 0204; Revision P 10, Drawing No. 03 0205; Revision P 12, Drawing No. 03 0400; Revision P 12, Drawing No. 03 0401; Revision P 12, Drawing No. 03 0402; Revision P 12, Drawing No. 03 0500; Revision P 10, Drawing No. 03 0501; Revision P 10.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of the secure and covered cycle storage area shall be submitted to and approved by the local planning authority. The approved facility shall use Sheffield stands and two tier stands and shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 The roof terrace hereby approved shall be used as an outdoor amenity terrace for the occupants of the host building only and between the hours of 07:00 and 19:00hrs Monday to Friday only.

Reason: To protect the amenities of neighbouring premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings of the lightwell railings (to match the original ones and painted black) shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 Reasons for granting permission.

The proposal consists of internal reconfiguration which includes new cycle storage facilities, accessible WC provisions, a wheelchair accessible lift, and external works to front and rear elevations, primarily including the reinstatement of the historic lightwell along the front elevation, new front boundary balustrade fencing, a new roof terrace, and replacement of windows and glass roof with more thermally efficient windows. The roof will also house a new replacement lift/stair overrun and PV cells. The proposed works are primarily required to bring the building in line with current building regulations as the site has been left to dilapidate.

The proposed roof terrace will replace the existing roof terrace which is accessed by a ladder for maintenance purposes only. The proposed roof terrace will be limited to 40sqm, will be secured by railings and is well set back from all four sides of the building so that it not visible from the street. Its size and location should not create any noise nuisance and overlooking impacts. The intention is to use it during office hours only; a condition is imposed to ensure it is only used until 7pm weekdays to protect the amenity of the adjoining properties.

The existing lift overrun is visible from street level as it projects from the right of the front pediment. The proposed lift/stair overrun, as now revised in a reduced form, will be less visible as it is further set back from the front and only projects in views to the left of the pediment. It can be seen from the rear elevation when viewed from Compton Place. It can be slightly seen from the front elevation when viewed from afar, in particular from the Brunswick Centre during the winter seasons when a mature deciduous tree located on the intersection of Tavistock Place and Kenton Street would be bare. However, during the summer months, the lift/stair overrun would not be visible from the Brunswick Centre.

The lift/stair overrun is required to bring the building in line with current building regulations, specifically in regards to fire safety and evacuation measures. It is considered the visual impact would be minimal and indeed similar to the existing situation and thus would not adversely affect the character and appearance of the host building, streetscene and conservation area.

The proposal also proposes to reinstate the historic front lightwell and boundary railings. This is acceptable as it matches other similar lightwell openings and railings along the street. The new railings should be a scholarly match of the original and neighbouring railings in terms of dimensions, materials, finishes and detailed design. Details of the railings, to be painted black consistent with existing railings in the conservation area, will be secured by a condition.

The proposal also proposes to replace the existing windows and doors with new timber frame sash windows and a new main door in compliance with fire regulations on the front elevation. The new windows and new main door will not create any new openings. In addition, the rear elevation seeks to modify the existing garage door with a sliding door, a new garage door for access to the bin storage area, a rear entrance door which is a new opening to the internal cyclists facilities and new windows. These works to the front and rear elevations are considered acceptable as the visual impact would be minimal.

For safety reasons, a new railing will be added to the perimeter of the terrace to prevent users accessing the plant / servicing areas of the roof. A secondary railing will also be provided for maintenance safety at the perimeter. The proposed railings will not be visible from street level due to the existing dwarf walls around the perimeter of the roof, thus not creating any bulky rooftop addition and not adversely affecting the appearance of the host building and conservation area.

3 (Reasons for granting permission, continued)

The proposed PV cells located on the roof are acceptable as they are not visually obtrusive, and the installation of renewable energy technologies are supported by policies CC1 and CC2 of the Camden Local Plan.

The proposed works are considered to be acceptable in terms of design and heritage. The design, scale, siting, and materials of the proposals would not harm the character and appearance of the host property, streetscene and wider conservation area.

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 2013.

A covered cycle storage area has been provided on the ground floor with entrance via Compton Place. The cycle storage area is accompanied by amenities such as showers and changing rooms. Further details of the stands within the cycle storage area will be secured by a condition.

Tavistock Place has a cycle lane in each direction either side of an eastbound traffic lane. This will make any refurbishment works at the property difficult. As such, a Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 shall be secured by means of a Section 106 Agreement. This will ensure that the proposed works are carried out without having an undue impact on the operation of the adjacent cycle lane, the local traffic network or neighbouring amenity.

No objections have been raised in relation to the works. The application site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies T1, A1, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 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.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer