

Application ref: 2023/0270/P  
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Date: 11 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Bidwells LLP  
25 Old Burlington Street  
London  
W1S 3AN

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990  
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**  
**26-28 Rochester Place**  
London  
NW1 9DF

### **Description of the proposed development:**

Two-storey upwards extension to an existing mixed use (residential and office) building to form 10 additional flats.

### **Details approved by the local planning authority:**

Drawing Nos: Existing Basement, rev A, August 2022; Existing Ground Floor, rev A, August 2022; Existing First Floor, August 2022; Existing Second Floor, August 2022; Existing Third Floor, August 2022; Existing Roof Plan, rev B, August 2022; Existing Rochester Mews Elevation, rev A, August 2022; Existing North East Elevation, rev A, August 2022; Existing Rochester Place Elevation, rev A, August 2022; Existing North West Elevation, rev A, August 2022; Existing Section AA, rev B, August 2022; Location Plan, rev A, Feb 2022; Proposed Basement, rev B, August 2022; Proposed Ground Floor, rev A, August 2022; Proposed First Floor, rev A, August 2022; Proposed Second Floor, rev A, August 2022; Proposed Third Floor, rev A, August 2022; Proposed Fourth

Floor, rev A, August 2022; Proposed Fifth Floor, rev D, August 2022; Proposed Roof Plan, rev B, August 2022; Proposed Rochester Mews Elevation, rev A, August 2022; Proposed North East Elevation, rev C, August 2022; Proposed Rochester Place Elevation, rev A, August 2022; Proposed North West Elevation, rev B, August 2022; Proposed Section AA, rev C, August 2022; Cover letter, Bidwells, 17/01/2022; Daylight and sunlight report, 02 September 2022, 116617-100/IM/JoS; Daylight and Sunlight Report, 12 January 2023, 116617-100/IM/JoS; Design & Access Statement, January 2023, Tasou Associates Ltd; Fire Statement, 26 October 2022, CH PK; Noise Assessment, 7 November 2022, SRL; Planning Statement, January 2022, Bidwells

**Conditions:**

- 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- Existing Basement, rev A, August 2022; Existing Ground Floor, rev A, August 2022; Existing First Floor, August 2022; Existing Second Floor, August 2022; Existing Third Floor, August 2022; Existing Roof Plan, rev B, August 2022; Existing Rochester Mews Elevation, rev A, August 2022; Existing North East Elevation, rev A, August 2022; Existing Rochester Place Elevation, rev A, August 2022; Existing North West Elevation, rev A, August 2022; Existing Section AA, rev B, August 2022; Location Plan, rev A, Feb 2022; Proposed Basement, rev B, August 2022; Proposed Ground Floor, rev A, August 2022; Proposed First Floor, rev A, August 2022; Proposed Second Floor, rev A, August 2022; Proposed Third Floor, rev A, August 2022; Proposed Fourth Floor, rev A, August 2022; Proposed Fifth Floor, rev D, August 2022; Proposed Roof Plan, rev B, August 2022; Proposed Rochester Mews Elevation, rev A, August 2022; Proposed North East Elevation, rev C, August 2022; Proposed Rochester Place Elevation, rev A, August 2022; Proposed North West Elevation, rev B, August 2022; Proposed Section AA, rev C, August 2022; Cover letter, Bidwells, 17/01/2022; Daylight and sunlight report, 02 September 2022, 116617-100/IM/JoS; Daylight and Sunlight Report, 12 January 2023, 116617-100/IM/JoS; Design & Access Statement, January 2023, Tasou Associates Ltd; Fire Statement, 26 October 2022, CH PK; Noise Assessment, 7 November 2022, SRL; Planning Statement, January 2022, Bidwells

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

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

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of

materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 Before the development commences, details of secure and covered cycle storage area for 42 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 6 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from the proposed new ASHPs and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from the installation will be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development 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

- 7 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

- 8 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by external noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 9 Prior to commencement of development in line with the drainage hierarchy details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall seek wherever possible to reduce surface water runoff with an aim of achieving a greenfield run-off rate where feasible. The agreed system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 10 No development shall be occupied until written confirmation has been provided to the Local Planning Authority, that either:

- Surface water capacity exists off site to serve the development, to the satisfaction of Thames Water, or;
- A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no works shall take place other than in accordance with the agreed development and infrastructure phasing plan, or;
- All Surface water network upgrades required to accommodate the additional flows from the development have been completed, to the satisfaction of Thames Water.

Reason - Network reinforcement works may be required to accommodate the proposed development.

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 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](http://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.

- 3 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.