

Application ref: 2022/3301/P
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Date: 11 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

hgh Consulting
45 Welbeck Street
London
W1G 8DZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Vernon House and Sicilian House
23 Sicilian Avenue and no. 21 Southampton Row
London
WC1A 2QS

Proposal:

External alterations including installation of new condenser plant area to the rear of the building at lower ground floor level, installation of new plant and solar panels on the roofs of all buildings, erection of new stair core extension on the roof, extension to mansard roof on the north west part of the building, replacement shopfronts, installation of new curved entrance sliding doors with canopy and timber panelling at first floor level on Southampton Row, new external doors to office entrances fronting onto Sicilian Avenue, installation of new external metal stair, replacement of windows at lower ground floor level on the rear elevation of no. 21, amalgamation of 3 retail units to 2 enlarged single units in Vernon and Sicilian House, creation of cycle spaces and changing facilities in basement of no. 21 and associated works.

Drawing Nos: Existing plans - 383(EX)001 rev PL-1; 383(EX)002 rev PL-1; 383(EX)099 rev PL-1; 383(EX)100 rev PL-1; 383(EX)101 rev PL-1; 383(EX)102 rev PL-1; 383(EX)103 rev PL-1; 383(EX)104 rev PL-1; 383(EX)105 rev PL-1; 383(EX)106 rev PL-1; 383(EX)107 rev PL-1; 383(EX)108 rev PL-1; 383(EX) 210 rev PL-1; 383(EX)211 rev PL-1; 383(EX) 260 rev PL-1; 383(EX)261 rev PL-1; 383(EX)262 rev PL-1; 383(EX)300 rev PL-1; 383(EX)301 rev PL-1; 383(EX)310 rev PL-1; 383(EX)311 rev PL-1; 383(EX)312 rev PL-1.

Demolition plans - 383(DE)099 rev PL-2; 383(DE)100 rev PL-3; 383(DE)101 rev PL-2;

383(DE)102 rev PL-2; 383(DE)103 rev PL-2; 383(DE)104 rev PL-2; 383(DE)105 rev PL-2; 383(DE)106 rev PL-2; 383(DE)107 rev PL-2; 383(DE)108 rev PL-2; 383(DE)210 rev PL-2; 383(DE)211 rev PL-2; 383(DE)260 rev PL-2; 383(DE)261 rev PL-2; 383(DE)262 rev PL-2; 383(DE)300 rev PL-2; 383(DE)301 rev PL-2; 383(DE)310 rev PL-2; 383(DE)311 rev PL-2; 383(DE)312 rev PL-2

Proposed plans - 383(GA)001 rev PL-1; 383(GA)099 rev PL-3; 383(GA)100 rev PL-3; 383(GA)101 rev PL-2; 383(GA)102 rev PL-2; 383(GA)103 rev PL-2; 383(GA)104 rev PL-2; 383(GA)105 rev PL-2; 383(GA)106 rev PL-2; 383(GA)107 rev PL-2; 383(GA)108 rev PL-2; 383(GA)210 rev PL-2; 383(GA)211 rev PL-2; 383(GA)260 rev PL-2; 383(GA)261 rev PL-2; 383(GA)262 rev PL-2; 383(GA)300 rev PL-2; 383(GA)301 rev PL-3; 383(GA)310 rev PL-2; 383(GA)311 rev PL-2; 383(GA)312 rev PL-2; 383(ED)400 rev PL-2; 383(ED)401 rev PL-2; 383(ED)402 rev PL-2; 383(ED)403 rev PL-2; 383(ED)410 rev PL-1; 383(ED)415 rev PL-1; 383(ED)420 rev PL-2; 383(ED)425 rev PL-2; 383(ED)430 rev PL-1; 383(ED)435 rev PL-2; 383(ED)440 rev PL-1; 383(ED)445 rev PL-1; 383(ED)450 rev PL-1.

Supporting documents - Covering letter prepared by HgH Consulting dated July 2022; Planning statement prepared by HgH Consulting dated July 2022; Heritage Statement prepared by Icenii dated June 2022, Verified Views; Listed Building Consent Report prepared by Heyne Tillett Steel dated July 2022; Structural Report; Plant specification; Fire Strategy Report prepared by Marshall Fire Ltd dated July 2022; Draft Construction Management Plan Proforma; BREEAM Office Non-Domestic Refurbishment 2014 Pre-Assessment prepared by Waterman Group dated March 2022; Energy Statement prepared by Waterman Group dated July 2022; Mechanical Services Plant Schedule prepared by Waterman Group dated June 2022; Sustainability Statement prepared by Watermans Group dated July 2022; Air quality assessment prepared by Waterman's dated June 2022; Noise Planning Assessment prepared by Waterman Infrastructure and Environmental Limited dated July 2022.

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

Condition(s) and Reason(s):

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

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

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

Existing plans - 383(EX)001 rev PL-1; 383(EX)002 rev PL-1; 383(EX)099 rev PL-1; 383(EX)100 rev PL-1; 383(EX)101 rev PL-1; 383(EX)102 rev PL-1; 383(EX)103 rev PL-1; 383(EX)104 rev PL-1; 383(EX)105 rev PL-1; 383(EX)106 rev PL-1; 383(EX)107 rev PL-1; 383(EX)108 rev PL-1; 383(EX)210 rev PL-1; 383(EX)211 rev PL-1; 383(EX)260 rev PL-1; 383(EX)261 rev PL-1; 383(EX)262 rev PL-1; 383(EX)300 rev PL-1; 383(EX)301 rev PL-1; 383(EX)310 rev PL-1; 383(EX)311 rev PL-1; 383(EX)312 rev PL-1.

Demolition plans - 383(DE)099 rev PL-2; 383(DE)100 rev PL-3; 383(DE)101 rev PL-2; 383(DE)102 rev PL-2; 383(DE)103 rev PL-2; 383(DE)104 rev PL-2; 383(DE)105 rev PL-2; 383(DE)106 rev PL-2; 383(DE)107 rev PL-2; 383(DE)108 rev PL-2; 383(DE)210 rev PL-2; 383(DE)211 rev PL-2; 383(DE)260 rev PL-2; 383(DE)261 rev PL-2; 383(DE)262 rev PL-2; 383(DE)300 rev PL-2; 383(DE)301 rev PL-2; 383(DE)310 rev PL-2; 383(DE)311 rev PI-2; 383(DE)312 rev PL-2

Proposed plans - 383(GA)001 rev PL-1; 383(GA)099 rev PL-3; 383(GA)100 rev PL-3; 383(GA)101 rev PL-2; 383(GA)102 rev PL-2; 383(GA)103 rev PL-2; 383(GA)104 rev PL-2; 383(GA)105 rev PL-2; 383(GA)106 rev PL-2; 383(GA)107 rev PL2; 383(GA)108 rev PL-2; 383(GA)210 rev PL2; 383(GA)211 rev PL-2; 383(GA)260 rev PL-2; 383(GA)261 rev PL2; 383(GA)262 rev PL-2; 383(GA)300 rev PL-2; 383(GA)301 rev PL-3; 383(GA)310 rev PL-2; 383(GA)311 rev PL-2; 383(GA)312 rev PL-2; 383(ED)400 rev PL-2; 383(ED)401 rev PL-2; 383(ED)402 rev PL-2; 383(ED)403 rev PL-2; 383(ED)410 rev PL-1; 383(ED)415 rev PL-1; 383(ED)420 rev PL-2; 383(ED)425 rev PL-2; 383(ED)430 rev PL-1; 383(ED)435 PL-2; 383(ED)440 rev PL-1; 383(ED)445 PL-1; 383(ED)450 rev PL-1.

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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 lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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

- 5 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) Any new acoustic enclosures in association with the approved roof plant. 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.

- 6 Prior to the relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to relevant part of the works, details of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate shall be submitted to and approved in writing by the Council. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment 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+A1:2019 '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. The details hereby approved shall be permanently retained thereafter.

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

- 9 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

- 10 The secure and covered cycle storage area for 152 cycles in the basement of no. 21 Southampton Row shall be provided prior to occupation in accordance with the approved drawing no. 383(GA)099 rev PL-3 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.

- 11 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building as well as their required pitch shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 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 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.
- 5 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>.
- 6 You are reminded that all new signage and associated lighting requires separate advertisement consent.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer