

Application ref: 2022/4154/P
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Date: 7 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Hodges Architects Ltd.
46 Tolworth Park Road
Surbiton
KT6 7RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

City House
72 - 80 Leather Lane
London
EC1N 7TR

Proposal:

Variation of Condition 3 (Approved Plans) of planning permission reference 2016/6366/P dated 15/05/17 (for demolition of existing roof and erection of two storey extension in order to create 4 additional residential units, infilling of existing lightwells, internal reconfiguration and shopfront restoration, plus creation of new fire escape route between Nos. 80 and 82), namely, amendments to window size, zinc cladding to south, east and north elevations, increase in parapet height, installation of air handling unit, stair pressurisation fan and plant screen, and increase in height of lift over-run.

Drawing Nos: A010 B; A001 B; A002 B; A003 B; A004 B; A005 C; A006 B; A007 B; A008 B; A009 A; A015 B; A016 B; A017 B; A018 B; A020 A; A021 A; A101 C; A102 C; A103 C; A104 C; A105 D; A106 C; A110 C; A111 B; A112 B; A113; A114 B; A118-F; A107-E, A109-G; A119-C; A108-E; A115-C; A116-D; A117-F; A118-G, A119-D, A121-B, SK196, SK197, SK198, A Desk Study Walkover Survey and Environmental Risk Assessment by R M Cameron Environmental Services Ltd dated November 2016; Energy Strategy by Verte Ltd dated 03 March 2017; Heritage Statement by Squire Heritage Consulting dated 6 November 2016; Historic Environment Assessment by MOLA dated October 2016; Noise Assessment Report by Cole Jarman dated 31 October 2016; Planning Statement dated November 2016; Daylight and Sunlight

Report by point 2 surveyors Ltd dated October 2016; Sustainable Design and Construction Statement by Rigas Malamoutsis, Verte Limited dated 03.03.17; SWECO Acoustic Report 65207009-SWE-ZZ-XX-RP-YA-0001-C02, BSDa Building services consultants Report.

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 the original planning permission ref 2016/6366/P dated 15/05/17.

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

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: A010 B; A001 B; A002 B; A003 B; A004 B; A005 C; A006 B; A007 B; A008 B; A009 A; A015 B; A016 B; A017 B; A018 B; A020 A; A021 A; A101 C; A102 C; A103 C; A104 C; A105 D; A106 C; A110 C; A111 B; A112 B; A113; A114 B; A118-F; A107-E, A109-G; A119-C; A108-E; A115-C; A116-D; A117-F; A118-G, A119-D, A121-B, SK196, SK197, SK198, A Desk Study Walkover Survey and Environmental Risk Assessment by R M Cameron Environmental Services Ltd dated November 2016; Energy Strategy by Verte Ltd dated 03 March 2017; Heritage Statement by Squire Heritage Consulting dated 6 November 2016; Historic Environment Assessment by MOLA dated October 2016; Noise Assessment Report by Cole Jarman dated 31 October 2016; Planning Statement dated November 2016; Daylight and Sunlight Report by point 2 surveyors Ltd dated October 2016; Sustainable Design and Construction Statement by Rigas Malamoutsis, Verte Limited dated 03.03.17; SWECO Acoustic Report 65207009-SWE-ZZ-XX-RP-YA-0001-C02, BSDa Building services consultants Report.

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

- 4 The detailed design shall be carried out in accordance with the details previously approved under refs. 2021/1499/P, 2022/2414/P and 2021/3298/P.

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 Camden Local Plan 2017.

- 5 The approved cycle storage facility shall 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 The ventilation for the communal bin store shall be implemented in accordance with the details previously approved under ref. 2021/1989/P

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by odour, in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to use, plant or equipment and any associated ducting 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 The details of the enhanced sound insulation as approved under ref 2019/3782/P shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 10 The development should be implemented in accordance with the risk assessment and sampling exercise details previously approved under ref. 2019/2939/P.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 11 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use,

in accordance with the details previously approved under ref. 2021/3610/P

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 12 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the sustainability statement hereby approved (Sustainable Design & Construction Statement, by Rigas Malamoutsis, Verte Limited dated 03/03/2017).

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 13 The development hereby approved shall be constructed in accordance with the energy statement previously approved under ref. 2021/2410/P [BSDa Building services consultants] to achieve a 43% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 39.7% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 14 The location and extent of photovoltaic cells shall be implemented in accordance with the details previously approved under refs. 2022/2414/P and 2022/2042/P.

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

- 15 The biodiverse living roofs shall be implemented in accordance with the details previously approved under ref. 2019/3782/P.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 16 The dwellings hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) as demonstrated under the details previously approved under ref. 2019/0187/P.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for approval:

The site is currently vacant whilst the previously approved works (planning reference 2016/6366/P and 2021/3126/P) are under construction. No changes are proposed for No.82 (the adjacent Listed Public House) as part of this minor material amendment application.

There would be a pressurised stair arrangement to provide an enhanced fire safety system that meets the requirements of the London Fire Brigade. This system requires automatically opening windows. In external appearance, these windows will use the same frame detail and system as those approved following discharge of condition 4a of planning permission ref 2016/6366/P.

There are minor changes to the proposed zinc cladding extent to south, east and north elevations and a small increase in parapet height. The proposal shows the zinc cladding to the south, east, and north elevations starting at a lower level when compared to the approved arrangement.

The east (rear) elevation was in a poor condition and required repair work to bring it back to an acceptable standard. The upper brick parapet, a modern addition to the building, was built poorly in badly matching brickwork. The revised proposal shows the existing parapet removed and the zinc cladding effectively starting at floor level.

The revised proposal includes air-conditioning units for the commercial units within the building. This is acceptable in sustainability terms given the commercial use of the building. A roof-mounted fan is also proposed which is set behind a screen to match the pigmented zinc of the consented adjacent roof extension. The plant screen is set well back from the main building facades and will not be visible from the street level. The height of the screen will be no higher than the adjacent roof extension. The small increase in height of the lift over-run is acceptable and would have little to no visual impact from street level.

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.

The submitted Noise Report illustrates that satisfactory design criteria performance has been applied to satisfy noise criteria requirements. The Council's Noise Officer has assessed the acoustic report and confirmed that the air-conditioning units are acceptable subject to a standard compliance condition on noise levels.

The proposed changes are considered to constitute minor material amendments as the amended proposals do not result in any fundamental changes to the scale, size, built form, architectural approach and materiality of the approved scheme.

The conditions attached to the parent permission that have been discharged relating to noise, detailed design, sustainability and air quality are secured as compliance conditions.

The full impact of the scheme has already been assessed.

One objection was received following public consultation on this scheme. This and the planning history of the application site have been taken account of prior to this determination.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, C6, D1, D2 and T1 of the Camden Local Plan 2017. The proposals also comply with the London Plan 2021 and NPPF 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the CIL form, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £9,975 (199.5sqm x £50) for the Mayor's CIL and £99,750 (199.5sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to

- 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.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer