

Application ref: 2023/4024/P
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Development Management
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Celia Smith-King
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**101 Bayham Street
London
NW1 0AG**

Proposal:

Alterations to and refurbishment of existing building; rear infill extension at fourth floor; replacement plant equipment at roof level, and associated works.

Drawing Nos: 9_2208-P-100, rev P1; 9_2208-P-101, rev P1; 9_2208-P-102, rev P1; 9_2208-P-103, rev P1; 9_2208-P-104, rev P1; 9_2208-P-105, rev P1; 9_2208-P-106, rev P1; 9_2208-P-200, rev P1; 9_2208-P-201, rev P1; 9_2208-P-202, rev JS; 9_2208-P-203, rev P1; 9_2208-P-300, rev P1; 9_2208-P-301, rev P1; 9_2208-P-302, rev P1; 9_2208-P-1001, rev P_1; 9_2208-P-1100, rev P2; 9_2208-P-1101, rev P1; 9_2208-P-1102, rev JS; 9_2208-P-1103, rev P1; 9_2208-P-1104, rev P1; 9_2208-P-1105, rev P1; 9_2208-P-1106, rev P1; 9_2208-P-1200, rev P1; 9_2208-P-1201, rev P1; 9_2208-P-1202, rev P1; 9_2208-P-1203, rev P1; 9_2208-P-1300, rev P1; 9_2208-P-1301, rev P1; 9_2208-P-1302, rev P1; Noise Impact Assessment prepared by Max Fordham, issue 01, dated 15/09/2023; Energy and Sustainability Statement for Planning prepared by Max Fordham, issue 02, dated 21/09/2023; Planning Statement prepared by Savills, dated September 2023; Design & Access Statement prepared by Henley Halebrown, rev 02; Heritage Townscape and Visual Assessment prepared by The Townscape Consultancy, dated September 2023; Design Note Response to Energy and Sustainability Statement Planning Comments prepared by Max Fordham, dated 7/12/2023; Letter from Price and Meyers, reference 30620, dated 6 December 2023

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:

9_2208-P-100, rev P1; 9_2208-P-101, rev P1; 9_2208-P-102, rev P1; 9_2208-P-103, rev P1; 9_2208-P-104, rev P1; 9_2208-P-105, rev P1; 9_2208-P-106, rev P1; 9_2208-P-200, rev P1; 9_2208-P-201, rev P1; 9_2208-P-202, rev JS; 9_2208-P-203, rev P1; 9_2208-P-300, rev P1; 9_2208-P-301, rev P1; 9_2208-P-302, rev P1; 9_2208-P-1001, rev P_1; 9_2208-P-1100, rev P2; 9_2208-P-1101, rev P1; 9_2208-P-1102, rev JS; 9_2208-P-1103, rev P1; 9_2208-P-1104, rev P1; 9_2208-P-1105, rev P1; 9_2208-P-1106, rev P1; 9_2208-P-1200, rev P1; 9_2208-P-1201, rev P1; 9_2208-P-1202, rev P1; 9_2208-P-1203, rev P1; 9_2208-P-1300, rev P1; 9_2208-P-1301, rev P1; 9_2208-P-1302, rev P1;

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

- 4 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 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.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, for all facing materials (including RAL colours), 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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The approved 30x basement level cycle spaces shall thereafter be provided in their entirety prior to the first occupation of any of the refurbished office floor space, 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.

- 7 Before the relevant part of the work is begun, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a solar array of at least 13KWp peak power output and a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. 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 policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of above ground works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, 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. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment 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 policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 Development shall be constructed and implemented in accordance with all the measures contained in the Sustainability Statement, titled Energy and Sustainability Statement for Planning, prepared by Max Fordham, issue 02, dated September 2023, and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed works are for the refurbishment and extension of the existing office building. The existing building provides low grade office space and generally has outdated plant and operational systems. The proposed refurbishment works would extend the useable life of the building through providing high quality, future proofed office space to meet modern occupational demands.

The proposed refurbishment works would retain all elements of significance relating to the existing building, notably the historic piers at the main entrance and the crill windows at the front and rear elevations, while refurbishing and repairing existing elements which detract from the building's original, character appearance, including removal of window decals, removal of over cladding to entrance door, and refurbishment of existing windows.

With regard to the rear extension at fourth floor level, this would not alter the overall height of the rear elevation and would have no impact on the publicly visible townscape. At roof level, the proposed brise soleil resolves the raw appearance of the existing roof edge and is in keeping with the form of the fourth floor, which is a modern, contemporary addition to the building, while contrasting appropriately with the form of the building's original lower floors.

Replacement plant at roof level would in part be screened by the proposed brise soleil, resulting in a more resolved roofscape without causing harm by undue height.

Overall, the proposals would preserve and enhance the contribution which the host building makes to character and appearance of the conservation area and do not result in harm to the setting of designated heritage assets.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of sustainability and energy, the existing building has a low energy efficiency rating as a result of the existing condition of the windows, limited roof

and wall insulation, mechanical ventilation and cooling/heating systems using fan coils, and no passive measures currently included to reduce heat gains and overheating. The proposed refurbishment would improve the energy efficiency of the building, by enhancing the fabric performance of existing walls, roof and windows, reducing heat gains through passive shading and improved window G value, and introducing PV panels at roof level to provide a source of renewable energy. The proposed improvements to the energy efficiency of the building will reduce the CO2 emissions for the building and therefore mitigate its impact on climate change. Notably, the refurbished building would achieve a BREEAM 'Excellent' rating, in line with the requirements of Policy CC2.

A green roof was considered but excluded from the proposal due to structural constraints of the existing roof.

- 2 In terms of transport matters, cycle parking at basemen level would be provided in the form of 15 x Sheffield stands, providing for 28 x cycle spaces, and 2 x large cycle parking spaces. The provision of the cycle parking spaces would be secured by condition. Visitor cycle parking is not possible due to the need to accommodate a substation at ground floor. The cycle parking would be conveniently accessible from the rear car park/service yard via a lift. Showers/changing rooms and lockers would be provided to serve the cyclists and other users of the building. Noting the constraints of the existing building footprint and proposed cycle parking provision generally being maximised and designed to be conveniently accessible, including the provision of a cycle lift, the proposed cycle facilities are considered appropriate.

The building can be refurbished without the need for a Construction Management Plan and associated contribution and bond. The parking bays outside the front of the site on Bayham Street can be suspended to enable the storage of skips and for the delivery of materials to the site. Any scaffolding required for the alterations can be placed on the footway subject to the licensing process, separate to planning permission.

With regard to noise effects, the applicant's submitted noise assessment report indicates that the proposed plant, being partly enclosed, should be capable of achieving the proposed environmental noise criteria with specified noise mitigation at the nearest and potentially most affected noise sensitive receivers.

The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the plant is acceptable in environmental health terms. Conditions of consent are proposed which would ensure the plant met noise and vibration criteria.

The proposed works would unlikely result in an increase in overlooking compared to the existing situation. Any loss of sunlight and daylight to adjacent properties, occurring through the proposed fourth floor extension, would be negligible when taking into account the size of the extension in the context of the bulk of the existing building. The extension being an infill above an existing, larger floorplate below, regularising the layout of these lower floors.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A4, E2, D1, D2, CC1, CC2, CC3 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 'DP', is positioned above the typed name.

Daniel Pope
Chief Planning Officer