

Application ref: 2021/6105/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 1 December 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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Tavis House
1 - 6 Tavistock Square
London
WC1H 9NA

Proposal:

Refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works.

Drawing Nos:

Existing drawings

TAH-ORM-ZZ-ZZ-DR-A-12099, TAH-ORM-ZZ-00-DR-A-12000 P02, TAH-ORM-ZZ-01-DR-A-12001 P02, TAH-ORM-ZZ-04-DR-A-12002 P02, TAH-ORM-ZZ-07-DR-A-12003 P02, TAH-ORM-ZZ-08-DR-A-12004 P02, TAH-ORM-ZZ-RF-DR-A-12005 P02, TAH-ORM-ZZ-LG-DR-A-12006 P02, TAH-ORM-ZZ-AA-DR-A-12300 P02, TAH-ORM-ZZ-BB-DR-A-12301 P02, TAH-ORM-ZZ-WE-DR-A-12400 P02, TAH-ORM-ZZ-EA-DR-A-12401 P02, TAH-ORM-ZZ-SO-DR-A-12402 P03.

Demolition drawings

TAH-ORM-ZZ-00-DR-A-12100 P02, TAH-ORM-ZZ-01-DR-A-12101 P02, TAH-ORM-ZZ-04-DR-A-12102 P02, TAH-ORM-ZZ-07-DR-A-12103 P02, TAH-ORM-ZZ-08-DR-A-12104 P02, TAH-ORM-ZZ-RF-DR-A-12105 P02, TAH-ORM-ZZ-LG-DR-A-12106 P02, TAH-ORM-ZZ-WE-DR-A-12410 P02, TAH-ORM-ZZ-EA-DR-A-12411 P03, TAH-ORM-ZZ-SO-DR-A-12412 P03.

Proposed drawings

TAH-ORM-ZZ-00-DR-A-12200 P03, TAH-ORM-ZZ-01-DR-A-12201 P02, TAH-ORM-ZZ-04-DR-A-12202 P02, TAH-ORM-ZZ-07-DR-A-12203 P02, TAH-ORM-ZZ-08-DR-A-12204 P02, TAH-ORM-ZZ-09-DR-A-12205 P02, TAH-ORM-ZZ-LG-DR-A-12206 P03, TAH-ORM-ZZ-AA-DR-A-12320 P02, TAH-ORM-ZZ-BB-DR-A-12321 P02, TAH-ORM-ZZ-WE-DR-A-12420 P03, TAH-ORM-ZZ-EA-DR-A-12421 P03, TAH-ORM-ZZ-SO-DR-A-12422 P02,.

Documents

Cover letter by Gerald Eve dated 10.12.2021; Design and Access Statement by Orms dated 10.12.2021; Heritage and Townscape Statement by Jon Lowe Heritage dated 10.12.2021; Daylight, Sunlight & Overshadowing Report by Point 2 dated November 2021; Financial Viability Assessment by DS2 dated 15.12.2021; Noise Assessment Report by Hoare Lee rev 1 dated 16.11.2021; Town Planning Statement by Gerald Eve dated 10.12.2021; Statement of Community Involvement by Kanda dated 10.12.2021; Transport Statement by Motion dated 03.12.2021; Planning response - facades updated dated 10.03.2022; Air Quality Assessment by Hoare Lee rev 02 dated 08.12.2021; Energy Statement by Twin Earth dated 10.12.2021; Sustainability Statement by Twin Earth dated 10.12.2021; Flood Risk Assessment by Elliot Wood dated 10.12.2021; Surface Water Drainage Statement by Elliot Wood dated 07.02.2022; GLA Carbon emission reporting spreadsheet v1.2; Camden LLFA SUDS proforma; London Sustainable Drainage Proforma.

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 drawings

TAH-ORM-ZZ-ZZ-DR-A-12099, TAH-ORM-ZZ-00-DR-A-12000 P02, TAH-ORM-ZZ-01-DR-A-12001 P02, TAH-ORM-ZZ-04-DR-A-12002 P02, TAH-ORM-ZZ-07-DR-A-12003 P02, TAH-ORM-ZZ-08-DR-A-12004 P02, TAH-ORM-ZZ-RF-DR-A-12005 P02, TAH-ORM-ZZ-LG-DR-A-12006 P02, TAH-ORM-ZZ-AA-DR-A-12300 P02, TAH-ORM-ZZ-BB-DR-A-12301 P02, TAH-ORM-ZZ-WE-DR-A-12400 P02, TAH-ORM-ZZ-EA-DR-A-12401 P02, TAH-ORM-ZZ-SO-DR-A-12402 P03.

Demolition drawings

TAH-ORM-ZZ-00-DR-A-12100 P02, TAH-ORM-ZZ-01-DR-A-12101 P02, TAH-ORM-ZZ-04-DR-A-12102 P02, TAH-ORM-ZZ-07-DR-A-12103 P02, TAH-ORM-

ZZ-08-DR-A-12104 P02, TAH-ORM-ZZ-RF-DR-A-12105 P02, TAH-ORM-ZZ-LG-DR-A-12106 P02, TAH-ORM-ZZ-WE-DR-A-12410 P02, TAH-ORM-ZZ-EA-DR-A-12411 P03, TAH-ORM-ZZ-SO-DR-A-12412 P03.

Proposed drawings

TAH-ORM-ZZ-00-DR-A-12200 P03, TAH-ORM-ZZ-01-DR-A-12201 P02, TAH-ORM-ZZ-04-DR-A-12202 P02, TAH-ORM-ZZ-07-DR-A-12203 P02, TAH-ORM-ZZ-08-DR-A-12204 P02, TAH-ORM-ZZ-09-DR-A-12205 P02, TAH-ORM-ZZ-LG-DR-A-12206 P03, TAH-ORM-ZZ-AA-DR-A-12320 P02, TAH-ORM-ZZ-BB-DR-A-12321 P02, TAH-ORM-ZZ-WE-DR-A-12420 P03, TAH-ORM-ZZ-EA-DR-A-12421 P03, TAH-ORM-ZZ-SO-DR-A-12422 P02,.

Documents

Cover letter by Gerald Eve dated 10.12.2021; Design and Access Statement by Orms dated 10.12.2021; Heritage and Townscape Statement by Jon Lowe Heritage dated 10.12.2021; Daylight, Sunlight & Overshadowing Report by Point 2 dated November 2021; Financial Viability Assessment by DS2 dated 15.12.2021; Noise Assessment Report by Hoare Lee rev 1 dated 16.11.2021; Town Planning Statement by Gerald Eve dated 10.12.2021; Statement of Community Involvement by Kanda dated 10.12.2021; Transport Statement by Motion dated 03.12.2021; Planning response - facades updated dated 10.03.2022; Air Quality Assessment by Hoare Lee rev 02 dated 08.12.2021; Energy Statement by Twin Earth dated 10.12.2021; Sustainability Statement by Twin Earth dated 10.12.2021; Flood Risk Assessment by Elliot Wood dated 10.12.2021; Surface Water Drainage Statement by Elliot Wood dated 07.02.2022; GLA Carbon emission reporting spreadsheet v1.2; Camden LLFA SUDS proforma; London Sustainable Drainage Proforma.

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

3 Detailed drawings / samples

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 before the relevant part of the work is begun:

a) Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;

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). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials;

c) Plan, coloured elevation and section drawings of a typical rear elevation bay at a scale of 1:20;

d) Plan, coloured elevation and section drawings of a typical front entrance bay at a scale of 1:20.

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 Camden Local Plan 2017.

4 External fixtures

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 policies D1 and D2 of the Camden Local Plan 2017.

5 Plant noise standards

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

6 Anti-vibration measures

Prior to use, machinery, plant or equipment and 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

7 Waste storage / removal

The ground floor refuse and recycling store shall be provided prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

8 Electric Vehicle Charging Points (EVCP)

The development shall not be occupied until 1 passive EVCP is provided adjacent to the disabled parking space and 1 active EVCP is provided adjacent to the service yard / loading bay.

The electric vehicle charging points shall be permanently retained and maintained thereafter.

Reason: To ensure that the development promotes the use of sustainable transport means and the use of low emission vehicles in accordance with policy T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

9 Installation of cycle parking

Prior to first occupation of the development,

115 long-stay cycle parking spaces shall be provided for staff within the basement cycle store as shown on the approved drawing.

14 short-stay spaces shall be provided within the ground floor cycle store as shown on the approved drawing, which shall include 6 larger spaces for non-standard cycles which are clearly demarked as such.

The cycle storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.

10 Non-road mobile machinery

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.

11 Details of mechanical ventilation

Prior to commencement of development (excluding demolition and site preparation works) on site, full details air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations

should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

12 Air source heat pump details

Prior to commencement of above ground works (excluding demolition and site preparation works), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 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.

13 SuDS: Further details

Prior to commencement of above ground works (excluding demolition and site preparation works), full details of the sustainable drainage system [including 666sqm blue roof at 8th and 9th floor level] shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a run-off rate conforming to the greenfield run-off rate or other rate of 1.3l/s approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- " The proposed SuDS or drainage measures including storage capacities
- " The proposed surface water discharge rates or volumes

Systems shall thereafter be retained and maintained in accordance with the approved details.

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

14 SuDS: Evidence of installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

15 Green wall details

Prior to commencement of above ground works (excluding demolition and any site preparation works), full details in respect of the green walls surrounding the rooftop plant room and UKPN substation/bin store shall be submitted to and approved in writing by the local planning authority. Details of the green walls provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof.

The building shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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

16 Terrace hours of use

The external terraces as shown on the approved drawings shall not be used outside the following times 08:00 to 21:00 Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

17 Noise breakout

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

- 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 7 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.
- 8 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 9 Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

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



Daniel Pope
Chief Planning Officer