

Application ref: 2023/3808/P
Contact: Josh Lawlor
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Date: 5 June 2024

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
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
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:

**55 Tottenham Court Road & 16-24 Whitfield Street
London
W1T 2EL & W1T 2RA**

Proposal:

Change of use of existing British Transport Police station and offices (Sui Generis) to Offices within (Class E), including removal of basement car parking, ramp and vehicle dock; extensions at first, second, third and fourth floors to provide additional office (Class E) floorspace; new replacement façades at Whitfield Street and Tottenham Court Road elevations; partial new replacement facades at north and south elevations; rooftop plant equipment, PV panels and green roof; external amenity areas at first, second, third and fourth floors; and associated external alterations.

Drawing Nos: Existing drawings

430(EX)001 PL1, 430(EX)099 PL1; 430(EX)100 PL1; 430(EX)101 PL1; 430(EX)102 PL1; 430(EX)103 PL1; 430(EX)104 PL1; 430(EX)200 PL1; 430(EX)201 PL1; 430(EX)202 PL1; 430(EX)203 PL1; 430(EX)301 PL1; 430(EX)302 PL1; 430(EX)303 PL1, 430(EX)304 PL1, 03 430

Demolition drawings

430(DE)099 PL1; 430(DE)100 PL1; 430(DE)101 PL1; 430(DE)102 PL1; 430(DE)103 PL1; 430(DE)104 PL1; 430(DE)200 PL1; 430(DE)201 PL1; 430(DE)202 PL1; 430(DE)203 PL1

Proposed drawings

430(GA)099 PL1; 430(GA)100 PL1; 430(GA)101 PL1; 430(GA)102 PL1; 430(GA)103

PL1; 430(GA)104 PL1; 430(GA)105 PL2; 430(GA)200 PL1; 430(GA)201 PL1;
430(GA)202 PL1 ; 430(GA)203 PL1; 430(GA)301 PL1; 430(GA)302 PL1; 430(GA)303
PL1; 430(GA)304 PL2; 430(ExDT)200 PL1; 430(ExDT)201 PL1; 430(ExDT)202 PL1

Documents:

Planning Application Form, prepared by Gerald Eve LLP;
Planning Statement; prepared by Gerald Eve LLP;
Site Location Plan, prepared by HaleBrown Architects;
Existing, Demolition and Proposed Plans, Sections and Elevations, prepared by
Halebrown Architects (including 1:20 drawings);
Design and Access Statement (including servicing), prepared by Halebrown Architects;
Townscape, Heritage and Visual Impact Assessment prepared by JL Heritage and
included within the Design and Access Statement;
Daylight and Sunlight Assessment, prepared by GIA;
Energy and Sustainability Statement (including BREEAM pre-assessment), prepared
by TPS;
Financial Viability Assessment, prepared by Gerald Eve LLP;
Noise Impact Assessment, prepared by Venta Acoustics; and
Statement of Community Involvement, prepared by Kanda.
Highways Note dated October 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 and supporting documents:

Existing drawings

430(EX)001 PL1, 430(EX)099 PL1; 430(EX)100 PL1; 430(EX)101 PL1;
430(EX)102 PL1; 430(EX)103 PL1; 430(EX)104 PL1; 430(EX)200 PL1;
430(EX)201 PL1; 430(EX)202 PL1; 430(EX)203 PL1; 430(EX)301 PL1;
430(EX)302 PL1; 430(EX)303 PL1, 430(EX)304 PL1, 03 430

Demolition drawings

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430(DE)103 PL1; 430(DE)104 PL1; 430(DE)200 PL1; 430(DE)201 PL1;
430(DE)202 PL1; 430(DE)203 PL1

Proposed drawings

430(GA)099 PL1; 430(GA)100 PL1; 430(GA)101 PL1; 430(GA)102 PL1;
430(GA)103 PL1; 430(GA)104 PL1; 430(GA)105 PL2; 430(GA)200 PL1;

430(GA)201 PL1; 430(GA)202 PL1 ; 430(GA)203 PL1; 430(GA)301 PL1;
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430(ExDT)201 PL1; 430(ExDT)202 PL1

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Daylight and Sunlight Assessment, prepared by GIA;
Energy and Sustainability Statement (including BREEAM pre-assessment), prepared by TPS;
Financial Viability Assessment, prepared by Gerald Eve LLP;
Noise Impact Assessment, prepared by Venta Acoustics; and
Statement of Community Involvement, prepared by Kanda.
Highways Note October 2023

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the brickwork is commenced, a sample panel of the bay on each principal elevation demonstrating the window reveal, proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 The basement cycle storage area for 70 long stay cycles shown on the basement floorplan hereby approved shall be provided in its entirety prior to the first occupation of any part of the offices, 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 terraces hereby approved on the Whitfield Street elevation at first, second,

third and fourth floors shall only be accessed from 9am to 8pm, Mondays to Fridays. The terrace on the north elevation at first floor shall only be accessed from 9am to 7pm, Mondays to Fridays. The terrace on the Kirland Place elevation at third and fourth floor levels shall only be accessed from 9am to 8pm Mondays to Fridays. No music shall be played on the terraces.

Reason: In order to safeguard surrounding residents from noise and disturbance in accordance with Camden Local Plan Policy A1 and A4.

- 7 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 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, 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

- 9 Air Source Heat Pump

Prior to installation of new plant equipment, 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 Policies

- 10 Prior to commencement of the relevant part of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the relevant works taking place on site, detailed plans showing the location and extent of photovoltaic cells 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 (to achieve targeted Be Green carbon reductions). 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 G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 Reuse and recycling of demolition waste

The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 13 The waste facility shall be provided in accordance with the approved plans and permanently retained.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.
- 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.

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.](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 centered on the page.

Daniel Pope
Chief Planning Officer