

Application ref: 2023/4384/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA
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:

**25 Old Gloucester Street
London
WC1N 3AF**

Proposal:

Extension of basement to accommodate additional cultural centre accommodation (use class F1 and F2), replacement of second floor at rear to accommodate offices (class E) and conversion of front part of building at second and third floor levels to create 2 x studio dwellings.

Drawing Nos: Existing Plans: 23165_PL2.000, April 2024; 23165_PL0.001;
23165_PL0.003; 23165_PL0.004; 23165_PL0.005; 23165_PL0.006; 23165_PL0.007;
23165_PL0.008; 23165_PL0.009; 23165_PL0.010; 23165_PL0.101; 23165_PL0.102;
23165_PL0.103; 23165_PL0.104; 23165_PL0.105

Proposed Plans: 23165_PL2.001, rev A; 23165_PL2.002, rev A; 23165_PL2.003;
23165_PL2.004, rev A; 23165_PL2.005, rev B; 23165_PL2.006, rev A;
23165_PL2.007, rev A; 23165_PL2.008, rev A; 23165_PL2.009, rev A; 23165_PL2.010

Supporting information: Archaeological Desk Based Assessment prepared by MOLA South, ref. 2543L-DBA-v2.1, 09/2023; Basement Impact Assessment prepared by RM DMS, ref. 23056, 31/08/2023; Cover letter prepared by PPM Planning dated 9/10/23; Design and Access Statement prepared by ATP Architects, 08/23; Energy & Sustainability Statement prepared by 25/09/2023, rev 2; Fire Statement prepared by Ardenlea, August 2023; Heritage Statement prepared by Cogent Heritage, 22/09/2023, ref. 0819; Daylight and Sunlight Report prepared by Daylight and Sunlight, 06/10/2023,

ref. 2028/JN; Noise Impact Assessment prepared by Hann Tucker Associates, ref. 24421/NIA1 PL02 Rev1, 11/09/2023; Transport Statement prepared by Candeparo Associates, 09/2023; Travel Plan prepared by Candeparo Associates, 09/2023; Desk Study & Ground Investigation Report prepared by GEA, 02/2021; Air Quality Assessment prepared by Create Consulting Engineers Ltd, March 2024, rev 4; Overheating Analysis prepared by Integration, 14.03.2024

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: 23165_PL2.000, April 2024; 23165_PL0.001; 23165_PL0.003; 23165_PL0.004; 23165_PL0.005; 23165_PL0.006; 23165_PL0.007; 23165_PL0.008; 23165_PL0.009; 23165_PL0.010; 23165_PL0.101; 23165_PL0.102; 23165_PL0.103; 23165_PL0.104; 23165_PL0.105

Proposed Plans: 23165_PL2.001, rev A; 23165_PL2.002, rev A; 23165_PL2.003; 23165_PL2.004, rev A; 23165_PL2.005, rev B; 23165_PL2.006, rev A; 23165_PL2.007, rev A; 23165_PL2.008, rev A; 23165_PL2.009, rev A; 23165_PL2.010

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The approved long-stay cycle parking facility for 8 x cycles shall be provided as shown on plan 4742-PA1-099, rev C, prior to the occupation of the development and shall thereafter be permanently retained as such.

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.

- 5 Prior to works commencing on site the baseline dust monitoring inspections

should be completed (minimum 3 days) and daily inspections scheduled. The results of these inspections will be recorded in the Daily Dust Monitoring Form, detailed in Appendix E, ss set out in accordance with the provisions of the approved Air Quality Dust Management Plan referenced in condition 1.

Reason: To manage and mitigate the impact of the development on the air quality and dust emissions in the area, and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017 and policy SI 1 of the London Plan.

- 6 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.

- 7 The design and structure of the residential parts of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenities of future occupiers are protected.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 9 The development shall not be carried out other than in strict accordance with

the methodologies, recommendations and requirements of the Basement Impact Assessment (Desk Study & Ground Investigation Report prepared by GEA, dated February 2021, rev 4, and BIA Audit prepared by Campbell Reith, project no. 14006-51, dated March 2024) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 10 Development shall be constructed and implemented in accordance with all the measures contained in the Sustainability Statement, titled Energy and Sustainability Statement, prepared by Integration, rev 2, dated 25/09/2023, 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.

- 11 Prior to commencement 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.

- 12 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant,

machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "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. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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.

- 13 Prior to occupation of the site, details of the location, design and method of waste storage and removal including recycled materials for the cultural centre and office use, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation 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 policy CC5 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

The existing building was originally established as a boys' school and in later years is understood to have been used as ancillary accommodation to the adjoining St George the Martyr Church. The building is Grade II listed. The building has since been vacant for a long period of time and is now in a derelict condition. The proposal seeks to undertake a number of changes to the building, including a basement extension to the rear and replacement second floor, as part of a refurbishment programme to bring the building back into use. The proposed works would introduce a cultural centre to the existing lower floors of the building's rear, offices to the new replacement second floor, and residential use in the form of two studio apartments to the front.

The proposed basement rear extension would be similar to the previous approved permission 2020/4596/P (dated 16/11/2021), is relatively small and would be contained to the footprint of the existing upper floors above. The basement would therefore have a minimal impact on, and would be subordinate to, the host building and property.

Regarding the proposed second floor extension, the principle of an extension in this location is accepted, with the location and scale set by previous approvals. The rear of the building is less sensitive to change with it being much plainer in comparison to the front of the building, and already altered, with the roof of the

building previously being used as a recreational space with a net enclosure. The proposed second floor extension would have a limited visibility from street, being obscured by the front of the building. Notwithstanding that, the mansard roof form of the extension provides an appropriate termination to the building and has a suitable relationship with the gables and pitched roof on the front of the building.

The rooftop plant equipment at the rear roof extension, would be contained within a louvred screen, set against and stepped down from the main front elevation, and would be setback appropriately from the roof eaves. The enclosure is of a recessive materiality and form, which would contrast appropriately with the materiality of the brick used in the front of the building and the metal of the mansard roof extension below.

The works also include the removal of an unsightly external housing to a staircase to the basement. The existing enclosure is visible from Old Gloucester Street and its removal is considered an improvement to the appearance of the building and conservation area. While the existing escape stair to the upper levels would be covered as part of this proposal, and therefore would become slightly more prominent, it could be balanced against the beneficial removal of the ground floor enclosure and thus overall would cause no harm.

No changes are proposed to the front elevation.

In summary, the works will not harm the character and appearance of the host building, streetscene and conservation area. 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. Special regard has also been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the same legislation.

The basement works are supported by a Basement Impact Assessment which has been audited by the Council's third party structural engineers. The audit confirms the excavation would not cause harm to the structural stability of the host and neighbouring buildings, the natural environment and local amenity including the water environment, ground conditions and biodiversity, in line with Policy A5 and CPG Basements.

- 2 Policy C3 Cultural and leisure facilities, seeks to ensure new facilities take into account its associated impacts, and requires large scale facilities to be located where as many people as possible can enjoy their benefits and make use of public transport to get there. The proposed site would be located in central London with a high level of public transport accessibility, and would therefore be conveniently accessible to a broad range of the community. The cultural centre would be accommodated in the existing building and the nature and range of activities which are expected to take place in the centre, would have an acceptable intensity of use such that it would not result in spillover or negative effects either to the proposed office and residential uses, or neighbours. Overall, the proposed cultural centre is considered an appropriate

use of the building.

The proposed part change of use to provide two one bedroom units is in accordance with policies H1 and H2, which identify self-contained housing as the priority land use for the Council and seek to maximise the supply of self-contained housing from mixed use schemes.

While one bedroom units are not identified as a high priority typology, this is the typology which can reasonably be accommodated within the floor space available to be converted, and would nonetheless provide for additional housing in the local area. The units would exceed the minimum floor area requirements prescribed within the Nationally Described Space Standards. The applicant's Daylight and Sunlight Report also confirms the units would receive sunlight and daylight which complies with the relevant BRE Guidance.

Policy H4 indicates that where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. As the proposal involves two new dwellings, the applicant has agreed to making a payment-in-lieu of affordable housing. Payment of the affordable housing contribution would be secured via a s106 legal agreement.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of outlook or privacy. With regard to light, the applicant's Daylight and Sunlight Report also confirms that the proposed rear extension would be within BRE guidelines for daylight, sunlight, and overshadowing in terms of its impact on neighbouring amenity, and therefore any loss of light experienced from adjacent properties would be within acceptable limits.

The proposed development would provide cycle 8 x cycle facilities for the office use and cultural centre use, which would meet the London Plan requirements (2 x cycle spaces for office use and 6 x cycle spaces for cultural centre use). In relation to visitor cycle parking, planning permission 2020/4596/P secured a cycle contribution of £1,785 in lieu of 7 x cycle stands at the site. The same visitor cycle parking contribution would be carried over to this new permission and secured via a s106 legal agreement. Noting the spatial constraints of the site, a cycle contribution of £1,140 would be secured in lieu of cycle spaces for the residential use.

The proposed dwellings, cultural centre and office use, would be secured as on-street Residents and Business parking permit (car) free through a s106 agreement. In terms of construction traffic effects, a Construction Management Plan and associated Implementation Support Contribution and Impact Bond, to be secured by a s106 agreement, would be appropriate in mitigating the temporary effects of construction work on the transport network.

- 3 In terms of sustainability and energy, the proposed refurbishment works would provide for a 20.1% total onsite reduction in carbon dioxide emissions, complying with carbon reduction targets set out in CPG Energy Efficiency (January 2021). The carbon savings and improvements in energy efficiency, would be brought about through the introduction of solar panels at the roof level of the roof extension and introducing ASHPs and mechanical ventilation

with heat recovery (MVHR) for the non-domestic areas, together with enhancing the fabric performance of existing walls, roof and windows. The residential units and other areas would also use water fittings in line with the higher 105 l/p/d water use target. A green roof to the roof extension would reduce the amount and rate of water run-off at the site.

With regard to waste collection, the applicant has identified that residential waste and recyclables the pavement immediately in front of the building on the designated collection day (utilising the local authority collection service). Should residents want to store these materials prior to collection there is a room at basement level accessible to them for this purpose. This arrangement is considered appropriate for the provision of 2 x one bedroom units. The cultural centre operator will enter into an agreement with a commercial waste/recycling contractor, who will collect material by agreement with the operator. Space is available within the basement and in the side yard for the storage of waste. Details of the waste collection for the cultural centre and office space, in the form of a Waste Management Plan, would be secured as a condition of consent.

Construction impacts will be temporary in nature and as the site is located in an urban area, construction noise and impacts on the traffic network are anticipated as part of the development of sites. An informative is attached reminding the consent holder of the standard hours of building works which are controlled under the Control of Pollution Act.

The submitted overheating analysis, which includes an assessment against the cooling hierarchy, has found that the new office floor space requires active cooling to achieve necessary comfort levels for tenants. Therefore, the active cooling for the office use is considered acceptable in this instance.

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

Condition 5 would ensure air quality monitors be installed and remain in place for the duration of the demolition and construction works, to manage and mitigate the impact of the development on the air quality and dust emissions in the area.

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

No objections have been received. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with Policies, H1, H2, H4, C3, A1, A5, D1, D2, CC1, CC2, CC3 and T1, T2 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.

- 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 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).
- 6 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.

- 7 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>.
- 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.


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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer