

Application ref: 2024/3189/P
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Date: 27 August 2024

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PPM Planning Limited
185 Casewick Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of dust monitoring inspections required by condition 5, appointed basement engineer required by condition 8, living roof required by condition 11, external noise levels of plant/machinery/equipment and mitigation required by condition 12, of planning permission 2023/4384/P dated 24/07/2024 (for: 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:

23165_SK51, rev A; Air Quality Dust Management Plan prepared by Create Consulting Engineers Ltd., May 2024; Letter prepared by RM DMS, 18/06/2024; Letter prepared by RM DMS, 9/06/2023; Environmental Noise Survey and Noise Impact Assessment Report prepared by Hann Tucker Associates, rev 3, 18/07/2024

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval.

Condition 5 requires details of air quality monitors to be submitted and approved. The applicant has submitted an Air Quality Dust Management Plan. The Plan has been reviewed by Council's Air Quality Officer, who has advised they are satisfied with the report's conclusion that real-time air quality monitoring is not required for this development. As such, the points raised in condition 5 in relation to real-time air quality monitoring are not applicable to the development and the condition can be discharged.

Condition 8 requires details of the appointed engineer to supervise the proposed basement construction works. The letter confirms that the appointed Structural engineers (RM DMS) Engineers) will design and oversee the basement construction works.

Condition 11 requires details of living the roof. The living roof is to be implemented over part of the roof of the building. The living roof would be a 'Biosolar' with integrated solar PV panels. The details include a roof plan and sections with details of the location and composition of the living roof, as well as a maintenance schedule, and planting list, which includes a mix of Perennials, Annuals, Grasses and Sedges.

The location of the living roof is consistent with that shown on the approved roof plan under 2023/4384/P.

The Council's Tree and Landscape Officer has reviewed the submitted details and considers these to be suitable for the nature and scale of the living roof to be implemented. The details will ensure adequate visual amenity and biodiversity.

Condition 12 requires details of external noise levels emitted from plant/ machinery/ equipment and mitigation measures as appropriate, to be submitted and approved.

The applicant has submitted a Noise Impact Assessment report which confirms a detailed environmental noise survey has been undertaken in order to establish the currently prevailing environmental noise climate around the site. The report advises of Mitigation, in the form of attenuators and an imperforate screen to reduce to a minimum the adverse impact on health and quality life arising from environmental noise, to be implemented. Regarding the proposed second floor dwelling, the report confirms the intermediate structure proposed should provide suitable acoustic isolation. The report also confirms that with suitably designed glazing no specific actions are likely to be required acoustically in relation to the ground and first floors of neighbouring properties.

Council's Environmental Health Officer considers the submitted report is in compliance to the design requirements of the condition and therefore satisfied that Condition 12 can be discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies

A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4 and G1 of the Camden Local Plan 2017 and policy SI 1 of the London Plan.

- 2 You are reminded that condition 10 (Waste storage and removal) of planning permission 2023/4384/P dated 24/07/2024, are outstanding and require details to be submitted and approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer