

Application ref: 2023/4798/P
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Date: 5 September 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

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH
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:

164 Shaftesbury Avenue
London
WC2H 8HL

Proposal:

Erection of part infill extension at ground and first floor, external alterations including new entrance, replacement gates on Mercer Street and replacement of three terraces fronting Mercer Street with one at fifth floor level; erection of new roof terrace at sixth floor level; replacement glazing at ground to fifth floor levels; overhaul of building services including a new lift overrun and replacement and installation of roof top plant.

Drawing Nos: CGL-ZZ-XX-DR-A-PL0001; CGL-XX-SE-DR-A-PL1030; CGL-XX-EL-DR-A-PL1023; CGL-XX-EL-DR-A-PL1022; CGL-XX-EL-DR-A-PL1021; CGL-XX-EL-DR-A-PL1020; CGL-Z1-RF-DR-A-PL1007; CGL-Z1-06-DR-A-PL1006; CGL-Z1-05-DR-A-PL1005; Z1-04-DR-A-PL1004; CGL-Z1-03-DR-A-PL1003; CGL-Z1-02-DR-A-PL1002; CGL-Z1-01-DR-A-PL1001; CGL-Z1-00-DR-A-PL1000; CGL-Z1-B1-DR-A-PL10B1; CGL-XX-SE-DR-A-PL1300 Rev P01; CGL-Z1-XX-DT-A-PL1252; CGL-Z1-XX-DT-A-PL1251; CGL-Z1-XX-DT-A-PL1250; CGL-XX-EL-DR-A-PL1203 Rev P01; CGL-XX-EL-DR-A-PL1202 Rev P01; CGL-XX-EL-DR-A-PL1201 Rev P01; CGL-XX-EL-DR-A-PL1200 Rev P01; CGL-Z1-RF-DR-A-PL1107 Rev P01; CGL-Z1-06-GA-A-PL1106; CGL-Z1-05-GA-A-PL1105; CGL-Z1-04-GA-A-PL1104; CGL-Z1-03-GA-A-PL1103; CGL-Z1-02-GA-A-PL1102; CGL-Z1-01-GA-A-PL1101; CGL-Z1-00-GA-A-PL1100; CGL-Z1-B1-GA-A-PL11B1; Design & Access Statement prepared by Child Graddon Lewis dated October 2023; Planning Statement prepared by JLL dated November 2023; Noise Impact Assessment Prepared by Clarke Saunders dated 26 October 2023; Sustainability Statement prepared by JLL dated May 2022; Draft Construction

Management Plan (Proforma) dated May 2022 and BREEAM 2014 Refurbishment & Fit-Out Pre-Assessment Report prepared by Watkins Payne dated April 2022.
prepared by Child Graddon Lewis dated October 2023; Planning Statement prepared by JLL dated November 2023; Noise Impact Assessment Prepared by Clarke Saunders dated 26 October 2023; Sustainability Statement prepared by JLL dated May 2022; Draft Construction Management Plan (Proforma) dated May 2022 and BREEAM 2014 Refurbishment & Fit-Out Pre-Assessment Report prepared by Watkins Payne dated April 2022.

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: CGL-ZZ-XX-DR-A-PL0001; CGL-XX-SE-DR-A-PL1030; CGL-XX-EL-DR-A-PL1023; CGL-XX-EL-DR-A-PL1022; CGL-XX-EL-DR-A-PL1021; CGL-XX-EL-DR-A-PL1020; CGL-Z1-RF-DR-A-PL1007; CGL-Z1-06-DR-A-PL1006; CGL-Z1-05-DR-A-PL1005; Z1-04-DR-A-PL1004; CGL-Z1-03-DR-A-PL1003; CGL-Z1-02-DR-A-PL1002; CGL-Z1-01-DR-A-PL1001; CGL-Z1-00-DR-A-PL1000; CGL-Z1-B1-DR-A-PL10B1; CGL-XX-SE-DR-A-PL1300 Rev P01; CGL-Z1-XX-DT-A-PL1252; CGL-Z1-XX-DT-A-PL1251; CGL-Z1-XX-DT-A-PL1250; CGL-XX-EL-DR-A-PL1203 Rev P01; CGL-XX-EL-DR-A-PL1202 Rev P01; CGL-XX-EL-DR-A-PL1201 Rev P01; CGL-XX-EL-DR-A-PL1200 Rev P01; CGL-Z1-RF-DR-A-PL1107 Rev P01; CGL-Z1-06-GA-A-PL1106; CGL-Z1-05-GA-A-PL1105; CGL-Z1-04-GA-A-PL1104; CGL-Z1-03-GA-A-PL1103; CGL-Z1-02-GA-A-PL1102; CGL-Z1-01-GA-A-PL1101; CGL-Z1-00-GA-A-PL1100; CGL-Z1-B1-GA-A-PL11B1; Design & Access Statement prepared by Child Graddon Lewis dated October 2023; Planning Statement prepared by JLL dated November 2023; Noise Impact Assessment Prepared by Clarke Saunders dated 26 October 2023; Sustainability Statement prepared by JLL dated May 2022; Draft Construction Management Plan (Proforma) dated May 2022 and BREEAM 2014 Refurbishment & Fit-Out Pre-Assessment Report prepared by Watkins Payne dated April 2022.

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 of the London Borough of Camden Local Plan 2017.

- 4 The proposed 6th floor roof terrace hereby approved shall only be accessed between the hours of 08:00 and 19:00 Monday to Friday and not at all on weekends and bank holidays.

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

- 5 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 and TC2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details shown of the proposed long stay and visitor cycle store facilities in the submitted basement level plan, revised details of these stores to comprise Sheffield stands instead of predominantly wall hung and vertical racks, shall be submitted to and approved by the local planning authority prior to any work on the relevant parts of the development commencing. The approved facilities shall thereafter be provided in their entirety and permanently retained.

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 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.

- 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 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.

- 9 The proposals shall be implemented in full accordance with the measures set out in the submitted BREEAM 2014 Refurbishment & Fit-Out Pre-Assessment Report by Watkins Payne dated April 2022. The development shall not be occupied until a post construction review has been submitted to and approved by the Local Planning Authority and the sustainability measures as set out in the approved document shall thereafter be permanently retained and maintained.

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 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>.

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 gray rectangular background.

Daniel Pope
Chief Planning Officer