



Figure 1: Location Plan

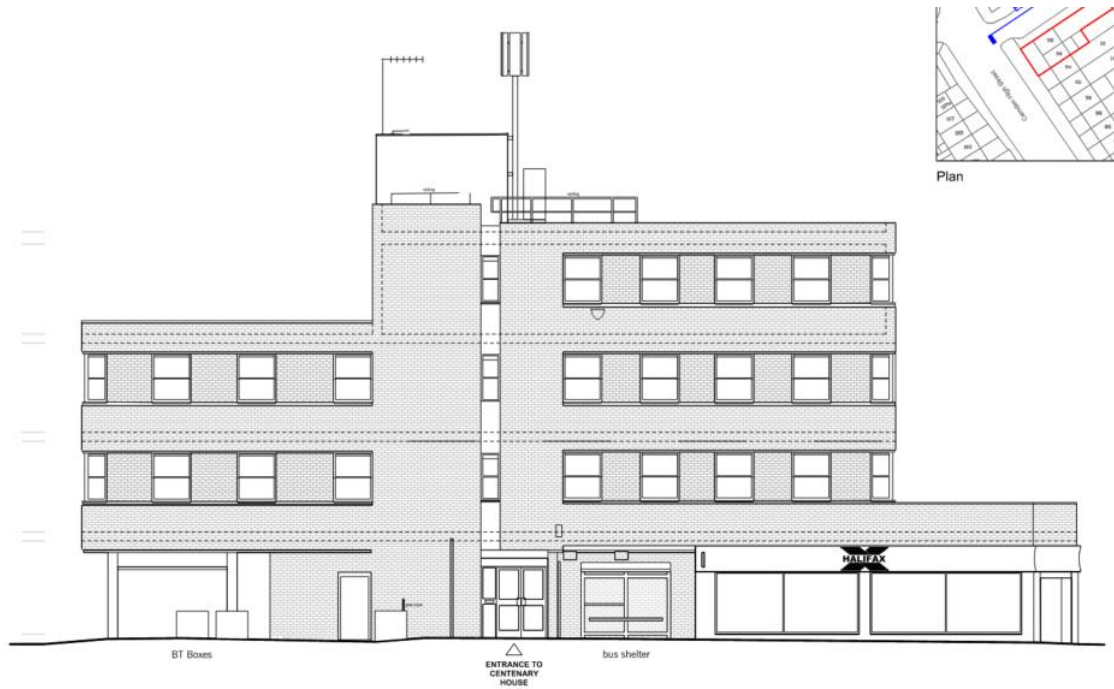


Figure 2: Existing Pratt street elevation



Figure 3: Proposed Pratt street elevation



Figure 4: Existing Camden High Street elevation



Figure 5: Proposed Camden High Street elevation



Figure 6: Existing Pratt Street elevation



Figure 7: Proposed Pratt Street elevation

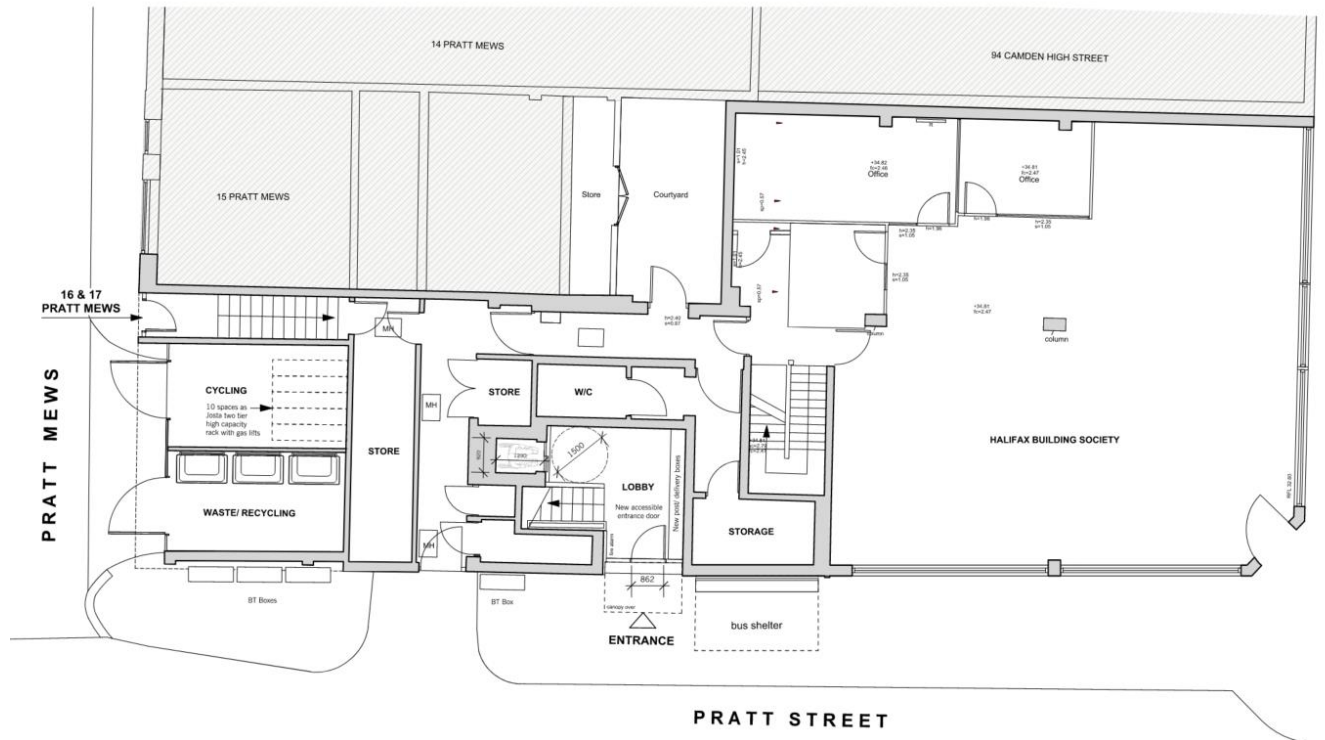


Figure 8: Proposed Ground Floor

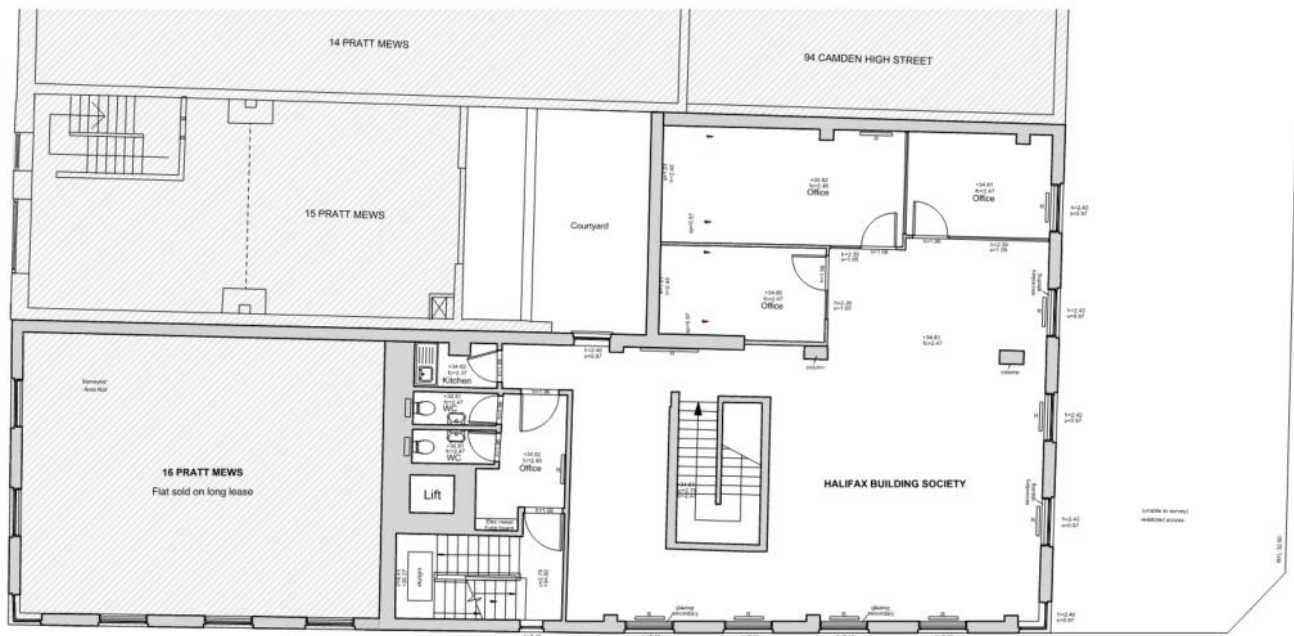


Figure 9: Proposed Second Floor. Note: No change to existing

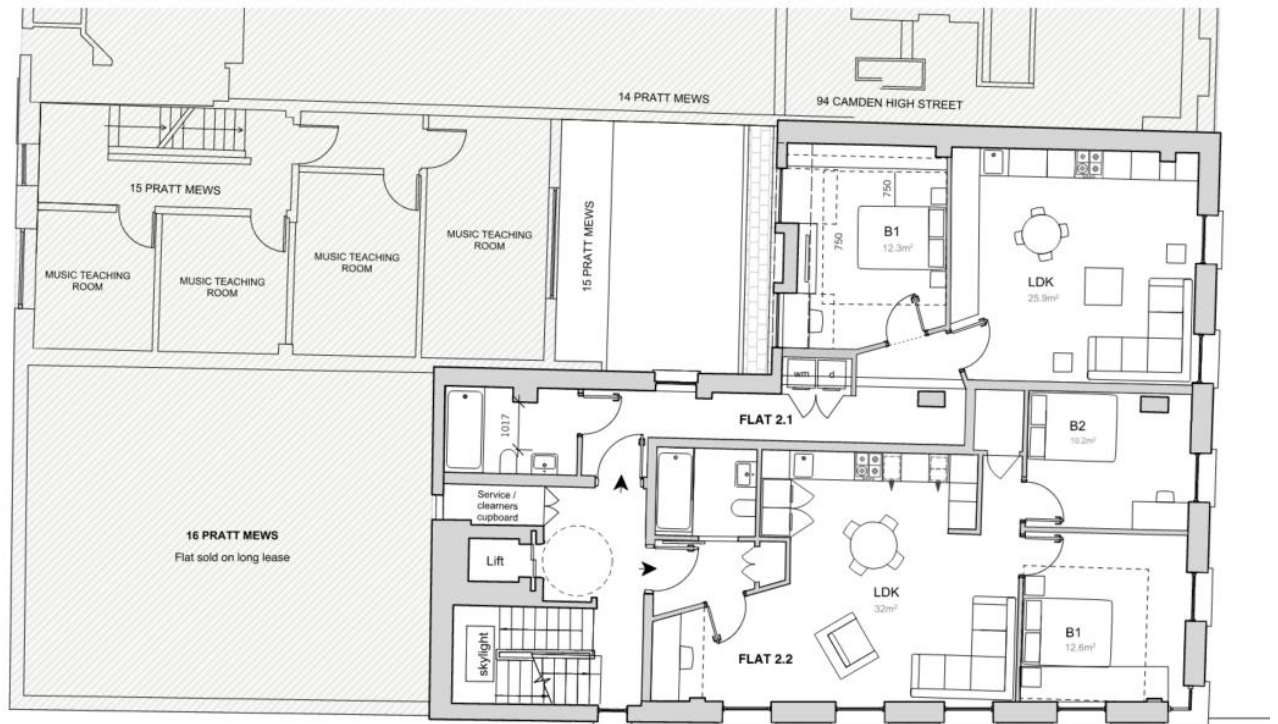


Figure 10: Proposed Second Floor

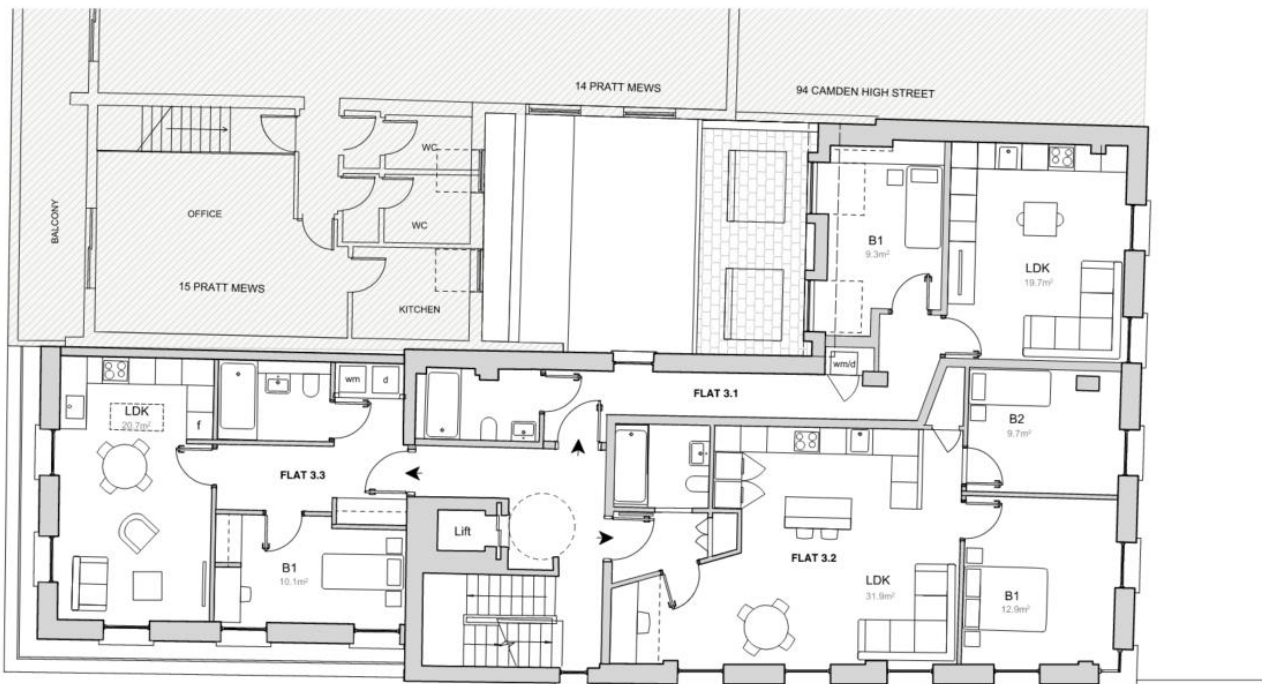


Figure 11: Proposed Third Floor

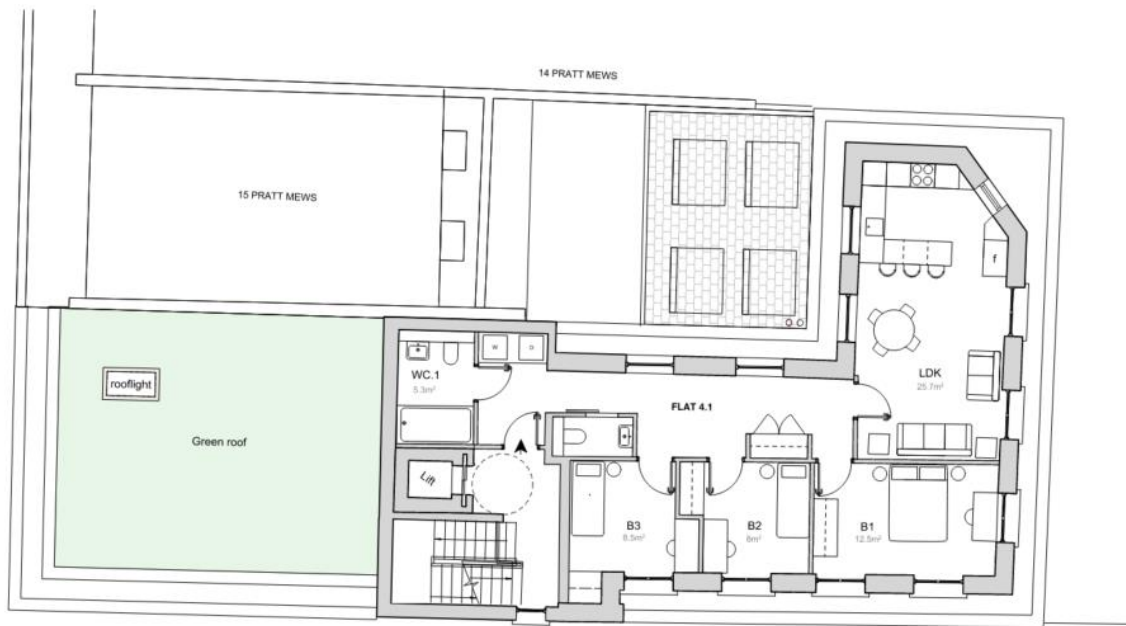


Figure 12: Proposed Fourth Floor

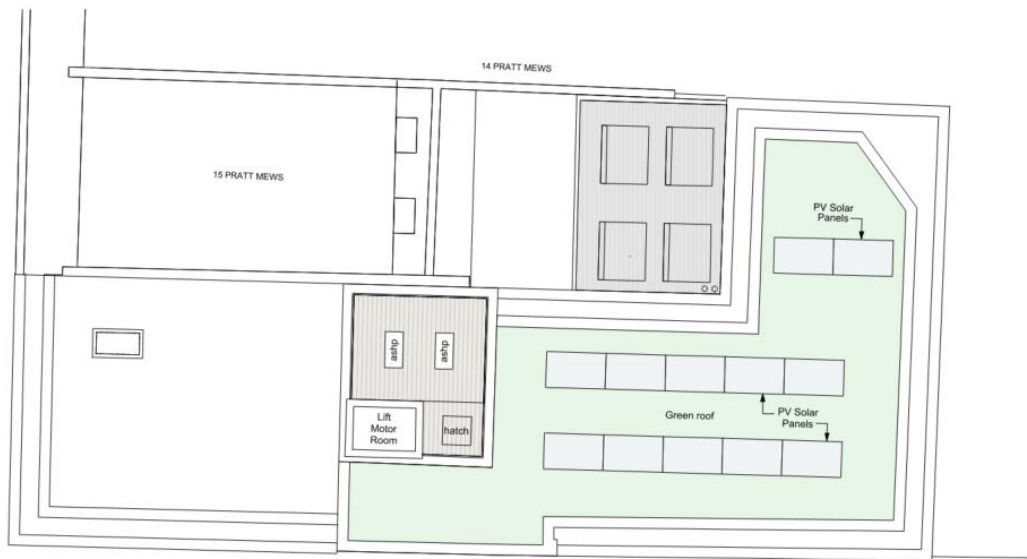


Figure 13: Proposed Roof

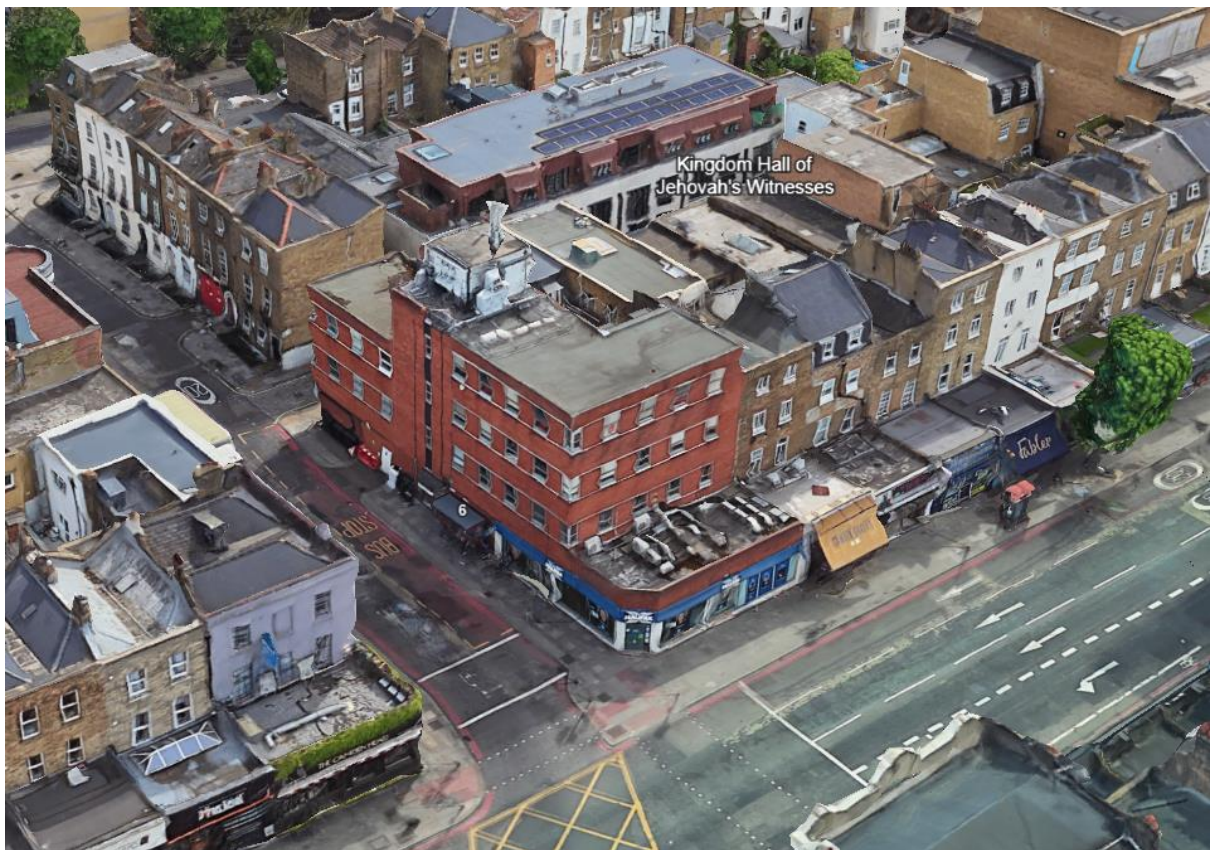


Figure 14: Aerial image of the application site (centre) (Google Maps)



Figure 15: Image of the application site at the junction of Pratt Street and Camden High Street (Google Maps)



Figure 16: Image of the application site at the junction of Pratt Street and Pratt Mews (Google Maps)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	06/06/2024
		N/A / attached	Consultation Expiry Date:	23/07/2024
Officer			Application Number(s)	
Brendan Versluys			2024/1055/P	
Application Address			Drawing Numbers	
Centenary House 96-98 Camden High Street London NW1 0LQ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of second and third floors from office (Use Class E) to residential use (Class C3), including a roof extension to provide 6 x new residential units (3 x one bedroom flats, 2 x two bedroom flats, 1 x three bedroom flat) and refurbishment of building exterior, alterations to Pratt Street communal entry, installation of new cycle facilities.				
Recommendation:	Grant conditional planning permission subject to a s106 legal agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) were displayed near to the site on 17/04/2024 (consultation end date 11/05/2024). A press notice was advertised 18/04/2024 (consultation end date 12/05/2024).			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<u>Objections:</u> 3 objections were received following statutory consultation. A summary of responses are as follows: <u>The Blues Kitchen</u> <ul style="list-style-type: none">• Protection of The Blues Kitchen (and other live music venues in the area) should be secured through appropriate conditions and/or section 106 planning obligations, given the importance of cultural venues in the Camden Local Plan.• Regarding the Agent of Change principle, it is critical that any future occupiers (given the permanent nature of the accommodation proposed) of the development are 1) aware of the existing Blues Kitchen and other live music venues in the area and 2) noise attenuation measures are maintained throughout the life of the development. This should be secured through a section 106 agreement.• We would like to see further detail in the Noise Assessment that has been prepared, especially consideration of noise in relation to The Blues Kitchen and other live music venues.• Per Policy A4 of the Local Plan, there is a requirement for a construction management plan to show how the Applicant intends to deal with noise and vibration during construction. We say that this should be prepared prior to a decision being made and then secured via a section 106 obligation. <u>Officer response:</u> <ul style="list-style-type: none">• Agent of change is assessed in section 9 of this report.• Transport/construction effects are assessed in section 5 of this report. <u>Camden Head public house:</u> <ul style="list-style-type: none">• The applicant has offered no protection to the Camden Head PH, or other similar local venues, in terms of putting forward appropriate planning conditions and/or Section 106 clauses to ensure that their existing operations remain completely unaffected and fully safeguarded into the future.• Due to the importance placed on such venues within both Camden’s adopted Local Plan and the Mayor’s London Plan, the ‘Agent of			

Change' principle must be a key consideration in the Council's decision making process.

- In this regard, it is vital that any future occupiers of the proposed development are made fully aware of the existing Camden Head PH and other local music venues; and that robust noise attenuation measures are secured and maintained throughout the life of the development.
- The Noise Assessment report (undertaken by KR Associates) that accompanies the planning application does not reflect the important 'agent of change' principles, and contains insufficient information, particularly in respect of the Camden Head and other live music venues. A more detailed Assessment should be requested by the Council to consider the specific noise impacts involved and to determine whether further noise mitigation measures (over and above those set out in the report) are required.
- The Local Plan policy requirement (Policy A4) for a construction management plan (including how the applicant intends to deal with noise and vibration during construction), should be prioritised and brought forward as a pre-planning (rather than post-planning) matter on this occasion due to the operational implications involved,

Officer response:

- *Agent of change is assessed in section 9 of this report.*
- *Transport/construction effects are assessed in section 5 of this report.*

Leaseholders of the flats at 16 Pratt Mews and 17 Pratt Mews and the freeholders of the residential properties at 4 and 6 Pratt Street and commercial property at 6a Pratt Street

- The principle of the development and loss of office space is unacceptable.
- The increase in built form and the intensification in the use will have a severe harm on the residential amenity of all neighbouring properties through an unacceptable increase in overlooking, overbearing impact, loss of daylight, overshadowing and increase in noise and disturbance;
- The substantial development at the rear will have an adverse impact on the character and appearance of the property and the setting of the Conservation Area;
- The proposed development will result in a poor level of amenity for future occupants;
- The intensification in the use will lead to an increase in traffic on an oversubscribed roads to the detriment of highway and pedestrian safety.

Officer response:

- *The loss of office floor space, and amenity to future occupiers of the development is assessed in section 3 of this report.*
- *Design and heritage effects are assessed in section 4 of this report.*
- *Amenity effects to persons of neighbouring properties is assessed in section 8 of this report.*
- *Agent of change is assessed in section 9 of this report.*
- *Transport/construction effects are assessed in section 5 of this report.*

Camden Town Conservation Area Advisory Committee (CTCAAC)	<p>No response received.</p>
London Underground	<p>London Underground (LU) were consulted and responded as follows:</p> <p><i>Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. Therefore, it will need to be demonstrated to the satisfaction of TfL Infrastructure Protection engineers that:</i></p> <p><i>ntial constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. Therefore, it will need to be demonstrated to the satisfaction of TfL Infrastructure Protection engineers that:</i></p> <ul style="list-style-type: none"> <i>the development will not have any detrimental effect on our tunnels and structures either in the short or long term</i> <i>the design must be such that the permanent and temporary loading imposed on our tunnels or structures is not increased or removed</i> <i>the development has mitigated and abated the noise and vibration arising from the adjoining railway operations;</i> <p>Additionally, LU recommended a condition be attached to any planning permission to secure details(in consultation with TfL Infrastructure Protection) in relation to any tall plant, scaffolding, lifting equipment and cranes; building load change details including permanent and temporary load changes; and, mitigation of noise and vibration impact on or from the railway</p> <p><u>Officer response:</u></p> <p><i>The applicant has agreed to a condition being attached to the planning permission to secure these details.</i></p>

Site Description

The application site occupies a corner plot at the junction of Camden High Street and Pratt Street.

The subject building is three storeys with offices at the upper floors and a bank occupying a ground floor retail unit fronting to Camden High Street, as well as the first floor offices. The second and third floors are vacant. A separate external access to the upper floors is located at the Pratt Street frontage.

The building is understood to be 1970s era and is clad in brick with concrete trims. A telecommunications installation is located at the lift overrun/stair enclosure.

The site is located in the Camden Town Conservation Area and the host building is not listed as either a positive or negative building.

Relevant History

None relevant.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

- D13 Agent of change

Camden Local Plan (2017)

- H1 Maximising housing supply
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- E2 Employment premises and sites
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Employment sites and business premises (2021)
- CPG Housing (2021)
- CPG Transport (2021)
- CPG Energy efficiency and adaptation (2021)

Camden Town Conservation Area Appraisal and Management Strategy (2007)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

The application seeks permission for the following works:

- Change of use of second and third floors from office (Use Class E) to residential use (Class C3), together with an infill extension over the second floor, to accommodate 3 x one bedroom flats and 2 x two bedroom flats. Two flats would be provided on the second floor and three on the third floor. A green roof would be constructed over the roof of the infill third floor extension.
- Construction of a rooftop extension (fourth floor) to accommodate 1 x three bedroom flat. The extension would be over approximately two thirds of the building's existing footprint. A green roof would be implemented over the remainder of the roof fronting Pratt Mews and Pratt Street, the existing rooftop telecommunications installation would be removed. A green roof with PV solar panels would be implemented over the rooftop extension, along with a lift/stair core overrun enclosure which would house ASHPs for the new fourth floor flat. The rooftop extension would be constructed with new patterned brickwork.
- Replacement of the existing Pratt Street entry/access with a new entry/access, alteration of the Pratt Mews elevation at ground floor to replace existing doors as part of works to replace an existing covered courtyard with new cycling and waste/recycling storage facilities for the new flats, replacement of all upper floor windows with aluminium framed windows.

The change of use floor space totals 341sqm. The floor space of the roof extensions total 148.4sqm. There is a total uplift in residential floor space (GIA) of 489.4sqm. There amount of office space lost totals 341sqm, with 387.7sqm of office space remaining at the site.

Analysis information:

Land use floor spaces							
Use Class	Description	Existing (sqm)	GIA	Proposed (sqm)	GIA	Difference (sqm)	GIA
C3	Dwellings	126.5 (16-17 Pratt Mews)		615.9		+489.4	
Class E	Commercial	728.7		387.7		-341	
Total	All uses	855.2		1,003.6		+148.4	

The brickwork and concrete trims to the existing building would be cleaned and repaired as part of the refurbishment works.

Revisions

The following revisions have been made to the proposal during the course of the application:

- Addition of solar PV panels to the roof of the fourth floor extension
- Proposed visitor cycle parking removed – following safety concerns being raised.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Land use, standard of accommodation, and affordable housing
- Design and Heritage
- Energy & Sustainability
- Transport
- The impacts caused upon the residential amenities of any neighbouring occupier

(Residential Amenity)

- Refuse and recycling
- Agent of change
- Biodiversity Net Gain (BNG)

3. Land use

Loss of office floor space

- 3.1. The upper floors of the building (first, second and third floors) are used as office space, with the first floor used as ancillary office space to the ground floor bank. The second and third floors of the building have been vacant since 2019.
- 3.2. Policy E2 (Employment premises and sites) states that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the CAZ (Central Employment Zone) or the local economy. The Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that:
- a) The site or building is no longer suitable for its existing business use; and
 - b) That the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- 3.3. In relation to point (a), supporting text paragraph 5.37 explains that when considering whether there is potential for business use to continue, the following points will be considered:
- a) The suitability of the location for any business use;
 - b) Whether the premises are in a reasonable condition to allow the use to continue;
 - c) The range of unit sizes it provides, particularly suitability for small businesses; and
 - d) Whether the business use is well related to nearby land uses.
- 3.4. It is acknowledged that the site is in a suitable location for business use, being located in Camden Town centre with excellent public transport and convenient access to a range of amenities. However, the office suites are in need of refurbishment to make it attractive to a broader range of tenants.
- 3.5. The submitted marketing evidence confirms the office space has been advertised for rent (by DMA Property) from December 2019 to January 2024 (for over four years). The tenancy has been advertised in line with market rents and has taken into consideration the existing condition of the office suites. With regard to incentives, the applicant has been prepared to refurbish the offices or granting incentives to an incoming tenant to allow for redecoration works to be carried out as part of a letting deal.
- 3.6. The marketing evidence confirms 13 different parties expressed interest in the tenancy. It is understood none of the enquiries proceeded beyond an initial interest, with interested parties disregarding taking forward a tenancy due to a range of factors, notably the amount of work required to refurbish the offices or the location not being ideal, which are detailed in the submitted marketing evidence.
- 3.7. The marketing evidence attributes the small number of parties who contacted the letting agent by email and telephone, to demonstrate the lack of demand for offices in Camden Town. The letting agent also notes they have several other office buildings available in Camden Town which have proven to be very difficult to let and have remained on the market for periods in excess of two years.

3.8. Overall, when taking into account the long period of vacancy of the property (over four years), a robust marketing evidence having been undertaken for over four years, and no interested parties taking forward a lease, and the benefits to be brought about by bringing these office floors back into use (albeit accommodating a different use), the loss of the second and third floor office space and change of use to residential, is considered acceptable in this instance.

Provision of housing

3.9. Policy H1 of the Local Plan states that self-contained housing is the priority land use for the Council. The proposed change of use of the second and third floor offices to provide residential flats is in accordance with Policy H1.

3.10. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of the policy considers 1 bedroom/studios and 4 bedroom or more units to have a lower priority, 2- and 3-bedroom units to be of high priority. The proposal would provide 3 x one bedroom dwellings, 2 x two bedroom dwellings, and 1 x three bedroom dwellings, thus providing a good mix of dwelling sizes and complying with the policy.

3.11. The proposed floor areas comply or exceed the Nationally Described Space Standards for minimum gross internal floor areas and storage space.

3.12. Acceptable levels of outlook, daylight and sunlight would be provided for the bedrooms and living areas. While the flats would have no private amenity space, given the constraints in providing balconies within a conversion scheme, the flats being dual aspect with generous areas of glazing and having floor areas exceeding NDSS requirements, the non-provision of private amenity spaces would be acceptable on balance.

3.13. The dwellings would be constructed with acoustic glazing and mechanical ventilation, to ensure habitable rooms have appropriate sound insulation measures, such that the music from adjacent entertainment uses is not audible and road noise is suitably reduced to these rooms, and shall be able to be effectively ventilated without opening windows

3.14. For these reasons above, the proposed units are considered to provide an acceptable standard of accommodation for future occupants and would be in accordance with policies H6 and D1.

3.15. Policy H4 seeks to ensure development maximises the provision of affordable housing. The Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more, and where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. The proposed GIA across the six flats would be 489.4sqm. For residential schemes, the rate for affordable housing payment-in-lieu is £5,000 per sqm GIA. The required payment therefore amounts to £36,600 (489 m² is 5 x homes, therefore 10% affordable housing contribution. 10% of 489.4 is 48.94, and 48.94 x £5,000 is £244,700), which is secured via section 106 legal agreement.

Conclusion:

3.16. For these reasons above, the proposed part conversion of office space to residential, is considered acceptable.

4. Design and Heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. The proposed roof extensions (for the extended third and new fourth floor) is the principal element of the proposed external works. The proposed roof extension would conceal the existing concrete core which protrudes noticeably above the building and is of little architectural merit.
- 4.3. The proposed roof extensions are designed to complement the diagonally opposite building at the corner of Pratt Street, Delancey Street and Camden High Street (115-119 Camden High Street), a 'Premier Inn' hotel. This new hotel building is clad in a similar brick to the proposed roof extension at the application site, but is detailed with a more vertical emphasis. The proposed rooftop extension would enable Centenary House and the new Premier Inn to become a pair to mark the junction, albeit Centenary House will remain slightly lower than the Premier Inn.
- 4.4. At the rear of Centenary House, the additional floor is setback to ensure a comfortable relationship to the neighbouring buildings at Pratt Mews and the Georgian terrace adjacent on Pratt Street.
- 4.5. The existing window openings have been retained, and the new windows to the additional floor will match the existing windows in terms of their size, and their position on the roof extensions will vertically align with the existing openings below.
- 4.6. Lastly, the extensions are designed to include a parapet gutter between the building's facades and the additional storey of the extension, respecting the neighbouring buildings.
- 4.7. The other proposed external refurbishment works are relatively minor and sympathetic to the existing building. The replacement of the existing windows with aluminium frames raises no concerns, in particular noting Centenary House has the architecture typical to a modern, post-war building, where traditional materials are not incorporated. Final details of the proposed upgraded entry to Pratt Street would be secured by condition.
- 4.8. Overall, the proposed roof extensions are generally light-weight, secondary and sympathetic to the existing building. The proposed extensions would comfortably integrate with the existing building, but at the same time be visually distinct incorporating a new patterned brick which would be consistent with the colour used in the brick of the existing building but having a more contemporary pattern (details to be secured by condition). The extensions would not sit above the height of the existing protruding stair core, and therefore the overall height and bulk of the building, together with the setbacks and other design techniques incorporated, would not result in the extended building being visually dominant or discordant with the local context and wider townscape.
- 4.9. 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 (ERR) 2013.

5. Transport

- 5.1. Policy T2 requires all new residential developments in the borough to be car-free. Parking is only considered for new residential developments where it can be demonstrated that the parking to be provided is essential to the use or operation of the development (e.g. disabled parking). It should be noted that Policy T2 is wide ranging and is not merely about addressing parking stress or traffic congestion. It is more specifically aimed at improving health and wellbeing, encouraging

and promoting active lifestyles, encouraging and promoting trips by sustainable modes of transport (walking, cycling and public transport), and addressing problems associated with poor air quality in the borough. Thus, car-free housing is required in the borough, regardless of any parking stress that may or may not locally exist.

- 5.2. The existing office space does not have any associated on-street parking permits nor is any on-site parking provided. The applicant has agreed for the new dwellings to be secured as 'car free', which would prevent the owner/occupier from obtaining any on-street parking permit for the dwellings. The 'car free' provision would be secured via a s106 legal agreement.
- 5.3. Policy T1 requires cycle parking facilities in the form of 10 x long-stay cycle spaces, to be provided for the six new dwellings, in accordance with the London Plan. At ground floor within a new cycle storage area, 10 x cycle spaces would be provided in the form of two-tier racks. As such compliant long-stay secure cycle facilities would be provided and secured by condition.
- 5.4. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Given the extent of construction works proposed in this Camden Town location, a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond would be secured as a head of term to the Section 106 legal agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policies A1 and T4 of the Camden Local Plan. Overall, construction effects would be acceptable and would be suitably managed through implementation of the approved CMP.

6. Energy and Sustainability

- 6.1. In line with policies CC1 and CC2, the Council will require development to incorporate sustainable design and construction measures. The applicant has proposed a number of sustainable design measures to be incorporated within the conversion works and roof extensions.
- 6.2. The existing windows will be replaced and will be highly efficient with high emissivity coating to maximise solar gain control.
- 6.3. The new build elements of the proposed extension have been specified to ensure high fabric standards across the site. The renovated elements will be upgraded as much as feasibly possible and in line with Part L regulations (in relation to building regulations in England setting standards for the energy performance of new and existing buildings).
- 6.4. Services have been specified to maximise efficiency therefore reducing energy used. All lighting can be replaced with new low energy fittings and lamps. The potable water consumption of the building will be reduced through the specification of low water consuming fittings and water efficient appliances.
- 6.5. The new build dwellings (Flats 3.3 and 4.1) will be heated with ASHPs with solar PV panels (located on the roof of the building) providing energy to these flats. Due to structural constraints, it is not possible to locate additional ASHPs to the building's roof to serve the other four new flats.
- 6.6. A green roof will be implemented over the roofs of the extensions, reducing the amount and rate of water runoff at the site, and improving biodiversity outcomes.
- 6.7. Generally, the sustainability measures are commensurate with the nature and scope of the works proposed at this location.
- 6.8. Overall, the proposals achieve a 17% reduction in overall carbon for the refurbished areas and 85% for the new build extension. The proposal would achieve a 10% reduction at Be Green for the change of use flats, whereas the target for medium scale refurbishments is 20%. Due to the

constraints in implementing renewable energy improvements for the flats within the converted floor space, the shortfall to the Be Green target is considered acceptable.

6.9. An Energy and Sustainability Plan would be secured through a S.106 planning obligation for a post-construction review to ensure the development would achieve sustainability targets.

6.10. The proposed development is therefore considered to accord with the sustainability outcomes sought by the Local Plan.

7. Air Quality

7.1. Policy CC4 seeks to ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.

7.2. The applicant has submitted an Air Quality Assessment report which assessed the air quality impacts from the proposed works on local air quality both at the application site and the surrounding area. The report has been prepared in accordance with Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) guidance.

7.3. In relation to air quality effects from construction activities, the report concludes the impact of dust soiling and PM10 can be reduced to negligible through appropriate mitigation measures being implemented at all aspects of the construction process from site management, operations to waste management. With these mitigation measures enforced, the likelihood of nuisance dust episodes occurring at receptors adjacent to the development are considered low. A condition would be secured to ensure non-road machinery used at the site is compliant with NRMM Low Emission Zone requirements and is registered for use on the site on the NRMM register.

7.4. In relation to air quality impacts to the occupiers of the development through vehicle emissions, the predicted concentrations of NO₂, PM10 and PM2.5 in all modelled years are below the relevant objectives applicable to the proposed residential use. The proposed development is considered air quality neutral. A condition would be secured to ensure a mechanical ventilation system is implemented and full details of the mechanical ventilation system including air inlet locations to be submitted to and approved by Council.

7.5. Council's Air Quality Officer has raised no concerns with the findings of the report and considers the proposal to be acceptable in terms of air quality, subject to conditions referenced above being attached to any planning permission.

7.6. Based on the above, the proposals are considered acceptable in terms of the potential air quality impacts across the development.

8. Amenity

8.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

8.2. In relation to light effects to the internal rooms of adjacent properties, the applicant has tested the existing and proposed vertical sky component (VSC), daylight distribution and sunlight values of 5 Pratt Street, 1-3 Pratt Street, The Camden Head (100 Camden High Street), and the Blues Kitchen (111-113 Camden High Street) and 101-109a Camden High Street.

Camden Public House

- 7.3 The results of the applicant's VSC analysis confirm the roof extension would maintain BRE compliant VSC values for the 5 windows tested, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of no more than 0.8 in accordance with the guidance. In relation to daylight distribution, results show that of the 4 rooms tested, three adhere to the BRE guidelines, by obtaining ratio reductions of no more than 0.8. The one room falling below the ratio reduction test does so only just, obtaining a level of 0.71 its former value. The room will still be lit to circa 60%, which is an acceptable level of light in a built-up urban environment. The Annual Probable Sunlight Hours (APSH) results show that of the 4 rooms requiring assessment, all four adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH.

1-3 Pratt Street

- 7.4 The VSC results show that of the 6 windows tested, all 6 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of no more than 0.8. The daylight distribution results show that of the 6 rooms tested, three adhere to the BRE guidelines by obtaining ratio reductions of no more than 0.8. The three rooms falling below demonstrate that circa 50% of the room will still be lit in the proposed condition, which is an acceptable level of light in a built-up urban environment. The Annual Probable Sunlight Hours (APSH) results show that of the 6 rooms requiring assessment, all 6 adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH,

5 Pratt Street

- 7.5 For 5 Pratt Street, the VSC results show that of the 2 windows tested, both adhere to the BRE guidelines by obtaining VSC levels of 27% or higher. The daylight distribution results show that of the two rooms tested, both adhere to the BRE guidelines by obtaining ratio reductions of no more than 0.8. The Annual Probable Sunlight Hours (APSH) results show that of the two rooms requiring assessment, both adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH.

101-109a Camden High Street and The Blues Kitchen (111-113)

- 8.3. In relation to 101-109a Camden High Street and The Blues Kitchen (111-113), the VSC results show that of the 36 windows tested, all 36 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of no more than 0.8. The daylight distribution results show that of the 20 rooms tested, all 20 adhere to the BRE guidelines by obtaining ratio reductions of no more than 0.8. Sunlight access was not tested as the windows at this property face 90 degrees of due north.
- 8.4. Lastly in relation to the adjacent upper floor facing windows to 14 and 15 Pratt Mews, these floors are used for non-residential purposes (offices) and are therefore less sensitive to loss of natural light. Notwithstanding, in relation to 15 Pratt Mews, these two windows are north-west facing and therefore would receive limited light in any event. In relation to 14 Pratt Mews, the rooms relate to WCs and a kitchen which would be used intermittently. Overall, the adjacent facing windows at these properties serve offices and it is not unreasonable to require artificial lighting to light these spaces if necessary and the proposed roof extensions would not affect the usability of these offices in relation to light access.
- 8.5. In summary, the proposed roof extensions would maintain acceptable levels of light to the habitable rooms of adjacent facing properties.
- 8.6. In relation to overlooking, given the separation distances of the proposed flats to the habitable rooms of adjacent properties, any overlooking from the proposed flats to adjacent properties would be acceptable. Notably, there are no windows to the south-west elevation to the adjacent

property at 4 Pratt Street. In relation to 14 and 15 Pratt Mews, these properties are occupied by offices and as such are not affected by visual privacy in relation to the upper floor facing windows.

8.7 Overall, the proposal would result in acceptable amenity effects.

9. Refuse and recycling

9.1. To make sure that future residents can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste.

9.2. The submitted plans show refuse and recycling storage to be located at the ground floor, within a waste/recycling storage room fronting onto Pratt Mews, the rear, service access to the site. The specific details on the refuse and recycling storage will be secured through condition, thus complying with Policy CC5 and CPG Design.

10. Agent of change

10.1. The London Plan categorises Camden Town as a Major Town Centre with an NT1 night-time economy classification (Ref 23 in Table A1,1 of the London Plan). This means it is of international or national significance. LP policy SD8 says Major Town Centres should focus on higher density employment, leisure and residential development, having regard to nighttime economy roles. LP policy HC6 supports the night-time economy by protecting evening and night-time cultural venues. These points are emphasised in LP policy D13, as well as the Camden Local Plan, which stresses the importance of Agent of Change

10.2. The proposed residential uses will be new noise-sensitive development right next to a number of public houses and other entertainment and night-time uses/venues, in a town centre location with an important focus on night-time economy uses.

10.3. In line with the policies, the scheme has been designed separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, soundproofing, insulation and other acoustic design measures.

10.4. The nature of noise from music venues is often different, with bass frequencies carrying into homes. As a result, detailed information will be required to show how the residential accommodation will be protected against those frequencies too. Condition 17 secures these details, and also requires compliance with a minimum standard to protect against those frequencies.

10.5. Mechanical ventilation and heat recovery (MVHR) will be used throughout the development to remove excess heat without relying on the use of openable windows, which would otherwise result in high internal noise levels. Although there would still be openable windows under occupant control for purge ventilation, this would allow occupants to keep windows shut during noisier periods, making full use of the above noise mitigation while still allowing a comfortable internal climate.

10.6. This would help to limit any impact on the established nighttime uses and music venues nearby – in line with the Agent of Change principle. Limiting the new accommodation's susceptibility to noise nuisance will reduce the chance of complaints against the existing venues, helping to safeguard their continued importance contribution to the local character and economy.

10.7. Council's Noise Officer is satisfied the dwellings can be sufficiently insulated against noise intrusion, in particular from the nearby existing noise generating uses.

10.8. An Agent of Change clause would be secured by s106 legal agreement, to ensure future occupiers of flats are aware of the potential noise impacts, and of the robust noise insulation that has been designed into the scheme to ensure noise is mitigated when these measures are properly utilised, and to ensure that these measures are maintained in perpetuity.

11. Biodiversity Net Gain (BNG)

11.1 It is important to note that this development is not subject to Biodiversity Net Gain (BNG) requirements as the application was submitted on 15/03/2024 and the BNG requirements came into effect for small sites on the 02/04/2024. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the applicant's obligations.

S106 Legal agreement

- a. If planning permission is granted, the following heads of terms would be secured by section 106 legal agreement:
- Affordable housing contribution of £244,700
 - New dwellings to be 'car free'
 - Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000
 - Energy and Sustainability Plan
 - Agent of change

11. Recommendation

- a. Grant conditional Planning Permission subject to a s106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th November 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/1055/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Date: 30 October 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

ROK Planning
51-52 St. John's Square
London
EC1V 4JL
United Kingdom

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
Centenary House
96-98 Camden High Street
London
NW1 0LQ

Proposal:

Change of use of second and third floors from office (Use Class E) to residential use(Class C3), including a roof extension to provide 6 x new residential units (3 x one bedroom flats, 2 x two bedroom flats, 1 x three bedroom flat) and refurbishment of building exterior, alterations to Pratt Street communal entry.

Drawing Nos: Plans: CHC 01; CHC E1; CHC E2; CHC E3, rev A; CHC E4; CHC E5; CHC E6; CHC E7; CHC E8; CHC E9; CHC_P1; CHC_P2; CHC P3, rev A; CHC P4, rev B; CHC P5; CHC P6; CHC P7; CHC P8; CHC P9, rev A; CHC P10

Supporting info.: Design, Access & Heritage Statement prepared by Chassay Last Architects, February 2024; Daylight/Sunlight Report prepared by Daylight Sunlight Consulting Ltd, 27/11/2023; Marketing Evidence Letter prepared by David Menzies Associates, 5/05/2024; Transport Statement prepared by Strykeslip, January 2024; Planning Statement prepared by ROK Planning, March 2024; Air Quality Assessment prepared by GEM Air Quality Ltd., ref. AQ2461, June 2024; Noise Impact Assessment prepared by KR Associates, ref. KR07500, 31/05/2024; Energy & Sustainability Statement prepared by JAW, rev 5, 12/09/2024

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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- CHC 01; CHC E1; CHC E2; CHC E3, rev A; CHC E4; CHC E5; CHC E6; CHC E7; CHC E8; CHC E9; CHC_P1; CHC_P2; CHC P3, rev A; CHC P4, rev B; CHC P5; CHC P6; CHC P7; CHC P8; CHC P9, rev A; CHC P10

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 Before the relevant part of the work is begun, 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:

a) 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).

b) Details of the upgraded entrance door to Pratt Street

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

- 5 Prior to the first occupation of any of the new units, the two tier racks for 10x long-stay cycle spaces shall be provided as shown on the approved Proposed Ground Floor Plan as referenced in condition 2 of the permission, 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.

- 6 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials for the new residential units, 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 of any of the new units 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, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of above ground works, drawings and data sheets showing the location, extent (12 panels) and predicted energy generation of photovoltaic cells (at least 14.4kWp) 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 roof access arrangements, shall be provided. 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 CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with TfL Infrastructure Protection) have been submitted to and approved in writing by the local planning authority which:

1. Provide details on the use of tall plant, scaffolding, lifting equipment and cranes, if any;
2. Provide building load change details including permanent and temporary load changes.
3. Provide details on mitigating the noise and vibration impact on or from the railway.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

- 11 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of above-ground development, full details of the mechanical ventilation system including 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 the boiler/ CHP stack or any other emission sources 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 Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 13 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy GG3 and SI 1 of the London Plan.

- 14 All habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy D13 of the London Plan.

- 15 Enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ shall be at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. 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 is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 16 The sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises shall demonstrate that the sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] is enhanced by at least 10dB above the Building Regulations value. Where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. 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 is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 17 Prior to above ground works (other than demolition, site clearance and preparation), details shall be submitted to and approved in writing by the Council, of the sound insulation measures in the building for the housing accommodation approved. Details shall demonstrate:

a.) that the sound insulation ensures that noise levels in the 63Hz and 125Hz octave centre frequency bands (Leq) should be controlled so as not to exceed 47dB and 41dB (Leq) respectively in bedrooms, and 51dB and 46dB (Leq) respectively within other habitable rooms.

The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The building and abatement measures as implemented shall ensure music noise levels in the 63Hz and 125Hz octave centre frequency bands (Leq) from any entertainment premises do not to exceed 47dB and 41dB (Leq) respectively in bedrooms, and 51dB and 46dB (Leq) respectively within other habitable rooms.

Reason: To ensure that the amenity of future occupiers of the development are not adversely affected by noise and vibration from nearby entertainment venues, mechanical installations, rail and traffic, and to protect the long term viability and operation of music venues in the area, in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy D13 of the London Plan.

- 18 Acoustic glazing and ventilation system recommendations outlined in the approved Noise Impact Assessment referenced in condition 2 of this permission, shall be implemented and shall be completed before the use, hereby approved, is first commenced and shall be thereafter maintained, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy D13 of the London Plan

Informative(s):

- 1 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.
- 2 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.

- 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 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

++ Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:

- It is not major development and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.

- It is for development of a "Biodiversity Gain Site".

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

6 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site

works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

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>.

Yours faithfully

Supporting Communities Directorate