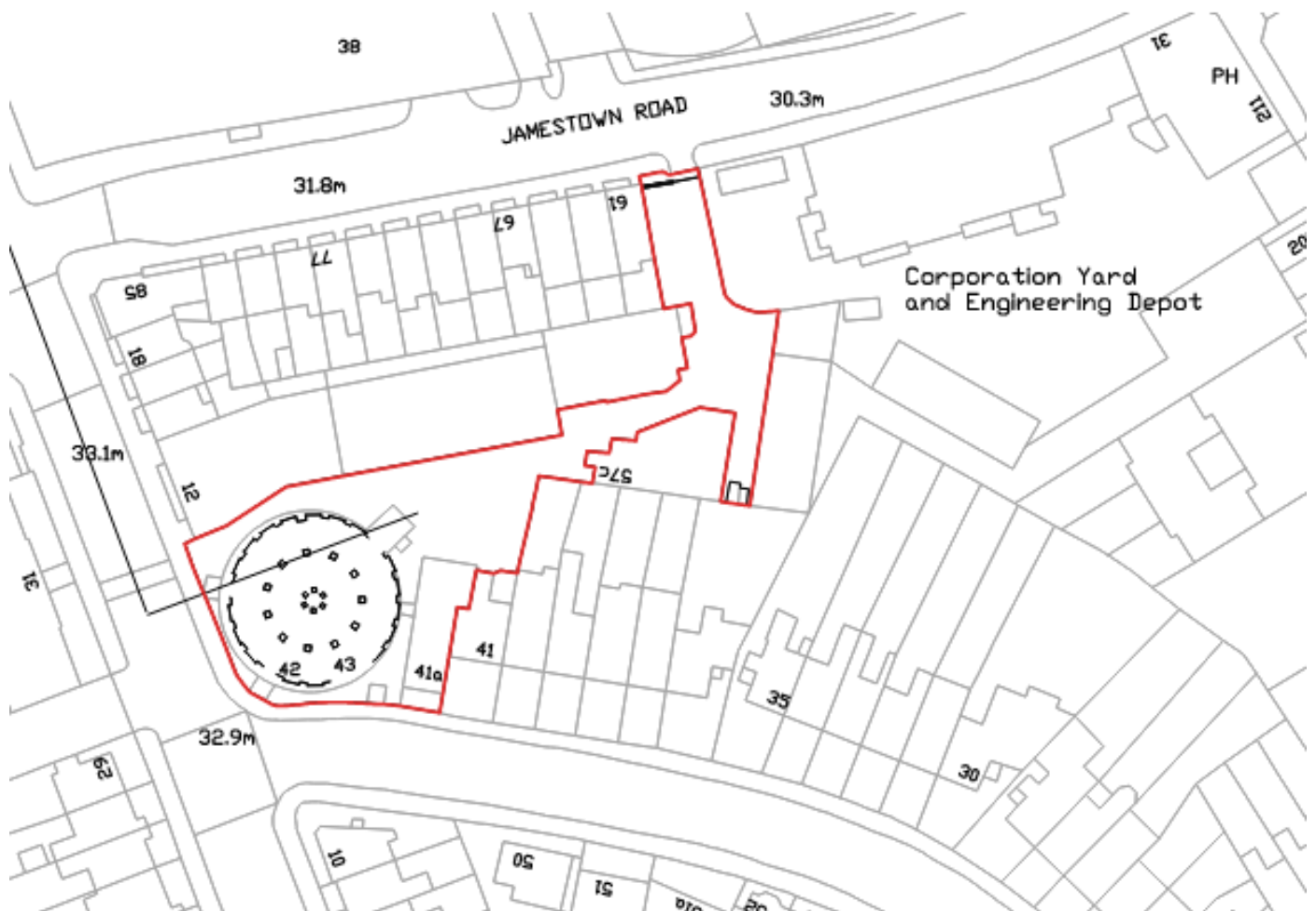


Site Location Plan – The Rotunda, 42-43 Gloucester Crescent
(2024/3501/P & 2024/3829/L)



Photographs and Drawings – The Rotunda, 42-43 Gloucester Crescent
(2024/3501/P & 2024/3829/L)



1. Aerial view of application site from south



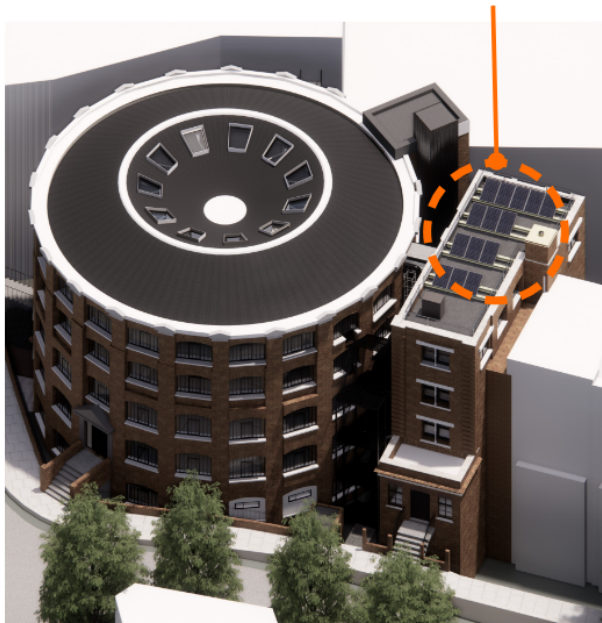
2. Front elevation of site from Gloucester Crescent (annex to right hand side)



3. Rear courtyard area of site as existing (rear of annex to left hand side)

All new Hybrid VRF units to be placed within a new plant room

New acoustic enclosure & plant room



Recessed from Front Elevation

4. Existing (left) and proposed (right) view of annex roof, demonstrating plant room location and appearance.



5. Rendered view of view from Gloucester Crescent and Oval Road junction (with proposed plant room shown to roof of annex building).



6. Indicative render of landscaping improvements to courtyard area at rear of site.



7. Indicative render of proposed lower ground entrance to front lightwell.

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	15/10/2024
		N/A / attached		Consultation Expiry Date:	13/10/2024
Officer				Application Number(s)	
Sam FitzPatrick				i) 2024/3501/P ii) 2024/3829/L	
Application Address				Drawing Numbers	
The Rotunda 42-43 Gloucester Crescent London NW1 7DL				Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) External alterations to refurbish the building including creation of new entrance by reconfiguring ancillary lower ground structure, installation of plant equipment area at roof level, and reconfiguration of and public realm improvements to courtyard area. ii) External and internal alterations to refurbish the building including creation of new entrance by reconfiguring ancillary lower ground structure, installation of plant equipment area at roof level, reconfiguration of and public realm improvements to courtyard area, and renovations of internal office space.					
Recommendation(s):		i) Grant conditional planning permission ii) Grant listed building consent			
Application Type:		i) Full Planning Permission ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses:	00	No. of objections:	00
Summary of consultation responses:	Site notices were displayed from 11/09/2024 until 05/10/2024. A press notice was published on 19/09/2024, expiring on 13/10/2024. No responses were received from members of the public.			
Primrose Hill Conservation Area Advisory Committee	The Primrose Hill Conservation Area Advisory Committee (PHCAAC) responded to welcome the proposed general refurbishment of the building, but object to a number of parts of the proposal, raising the following concerns: <ul style="list-style-type: none">The primary and secondary glazing appears to have already been undertaken;The plant enclosure to the roof of the Annex building would be visible from Oval Road and the impact of this may fail to preserve or enhance the character and appearance of the conservation area;The plant equipment could be relocated to the car park at the foot of the annex to reduce impact on the conservation area and nearby residents;The plant equipment should be ensured to achieve the required noise level by way of conditions. <u>Officer response:</u> <ul style="list-style-type: none"><i>The proposed works are not retrospective; it is possible that the applicant may be referring to work carried out that was previously consented at the site (see 'Relevant History' section);</i><i>For assessment of design and heritage, please see section 3 of this report;</i><i>It is noted that it is proposed to carry out public realm improvements within the car park area suggested by the CAAC as a potential alternative location for plant, so it may not be appropriate to locate the plant enclosure here;</i><i>Although not strictly an issue relating to the conservation area, the standard conditions relating to noise impact are recommended. For detail on this and other concerns relating to amenity, please see section 4 of this report.</i>			

Site Description

The application site consists of a large Grade II listed building located on the north side of Gloucester Crescent, at the northern intersection with Oval Road. The building comprises of a circular structure set over four storeys with an additional basement/lower ground floor level and was built in the mid-19th century, serving as a piano factory and set within a group of historic industrial and warehouse buildings.

The property is located within the Primrose Hill Conservation Area and is immediately adjacent to a row of listed houses on the north side of Gloucester Crescent and locally listed buildings off Jamestown Road and Oval Road. Due to the building's listed status, it contributes positively to the character and appearance of the conservation area; it is noted as being "*particularly distinctive due to its corner location, its size, at four storeys high with basement, and its circular form*". The building's significance includes its architectural design and materials, planform, evidential value as a 19th century piano factory, and its townscape value including its role in the setting of neighbouring listed buildings and its positive contribution to the character and appearance of the conservation area.

Relevant History

Application site

2021/4865/L – Refurbishment of the lower ground floor of the building. **Certificate of lawfulness of proposed works to a listed building granted 06/01/2022.**

2020/0504/L – Remove existing asphalt and felt roof coverings to flat roof over the link building and central flat roof to the rotunda building. Install a Triflex ProTect cold applied liquid waterproofing system. Overhaul and refurbish central downpipes to the rotunda flat roof and outlets at flat roof level. **Listed building consent granted 16/03/2020.**

2016/1753/L – Reconfiguration of modern internal stud partitions. **Listed building consent granted 01/06/2016.**

2015/3399/L – Internal works to partitions at 1st, 2nd and 3rd floor levels. **Listed building consent granted 08/12/2015.**

2014/3145/P & 2014/3338/L – Erection of associated acoustic housing to facilitate the relocation of 10 no. existing air handling units. **Planning permission and listed building consent granted 10/11/2014.**

2013/3337/P – Change of use from offices (Class B1a) to a flexible use of B1a and D1 (non-residential institution) at lower ground floor level (retrospective). **Planning permission granted 15/08/2013.**

2012/3333/P – Installation of ladder on side elevation of annexe at roof level and photovoltaic panels on roof of annexe in connection with existing offices (Class B1). **Planning permission granted 22/08/2012.**

2012/3402/L – Installation of ladder on side elevation of annexe at roof level, photovoltaic panels on roof of annexe and internal alterations including introduction of secondary glazing to Rotunda all in connection with existing offices (Class B1). **Listed building consent granted 22/08/2012.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A4** Noise and vibration
- **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 (Jan 2021)
- CPG Design (Jan 2021)
- CPG Energy efficiency and adaptation (Jan 2021)
- CPG Transport (Jan 2021)

Primrose Hill Conservation Area Statement (2000)

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).

1. Proposal and revisions

1.1. Planning permission and listed building consent are sought for external alterations to refurbish the existing building in relation to its office use. This includes:

- Creation of new entrance at lower ground level;
- Installation of plant equipment area to roof of annex building;
- Reconfiguration of courtyard area including public realm improvements;
- Renovations of internal office space.

2. Assessment

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

- Design and heritage
- Amenity
- Energy and sustainability
- Transport
- Biodiversity Net Gain

3. Design and heritage

3.1. Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area, whilst Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In particular, proposals will not be supported where alterations to a listed building would harm the special architectural and historic interest of the building.

3.2. Camden's Local Plan is supported by guidance in CPG 'Design', which sets out Camden's expectations for development, stating that the Council will seek to ensure that development responds positively to the existing context and character of the building and its surroundings. In the case of listed buildings, proposals should seek to "*respond to the special historic and architectural constraints of the listed building, rather than significantly change them*".

3.3. As noted in the 'site description' section of this report, the significance of the building comes for its architectural design and materials, planform, evidential value as a 19th century piano factory, and townscape value – including its role in the setting of neighbouring listed buildings and its positive contribution to the character and appearance of the conservation area.

3.4. To the front of the building, it is proposed to alter the existing porch structure at lower ground level to create an entrance to the office building. This would involve replacing the existing door, creating a new door directly opposite, and replacing the existing roof with a new slate roof and glazed rooflight. The existing door and roof are clearly not original, and have either been altered or replaced since construction in the 19th century, so the replacement of these is not resisted. The resultant entrance would still be ancillary in nature and would resemble the existing 19th century structure, so is therefore considered acceptable.

3.5. There is no objection to the re-provision and rationalisation of mechanical plant. The chief sensitivity is the location of external plant at roof level on the annex, which is a flat-roofed Victorian industrial building. The character of the building and the surrounding courtyard is primarily industrial. Given the industrial nature of the site and the fact the plant is enclosed in a suitable manner with dark metal screening, its appearance would not be substantially different from Victorian water tanks and other 19th century industrial roofscapes. The siting of the new mechanical ventilation heat recovery (MVHR) is also appropriate to its context and is not considered to be problematic in terms of the setting of the listed building or the character and appearance of the conservation area.

3.6. Although there would admittedly be some public visibility of the plant structure to the roof of

the annex building, this would be mostly limited to views from Oval Road. The visuals supplied as part of the application submission demonstrate that there would be very limited visibility from Gloucester Crescent, however the Primrose Hill CAAC objection notes that there may be some visibility from Oval Road. Whilst there may be some visibility from this specific location, the plant enclosure structure would not be overly dominant in the streetscape, given its position to the rear part of an ancillary building. As such, the enclosure would not be visible as part of the Gloucester Crescent frontage or have a harmful impact of the setting of the adjacent listed buildings. Additionally, it would not be entirely alien to the former industrial nature of the site. Historic imagery does also appear to show that there was once a substantial water tank or other such enclosure to the roof of the subject building in almost the exact same location.

- 3.7. To the rear courtyard, it is proposed to make modest landscape alterations to remove a number of car parking spaces and introduce planters and additional cycle storage. These alterations are modest and uncontentious, and as such would not have a negative impact on the setting of the listed building or the character and appearance of the conservation area. The small areas of signage such as the lettering to the gates and pillars at the Oval Road and Jamestown Courtyard entrances are modest and would not harm the character and appearance of the conservation area or the setting of the listed building.
- 3.8. Internally, the ductwork and ventilation has been designed in a manner which minimises its visual impact on the spatial qualities and remaining historic fabric of the interior. The main qualities and significance of the interior is the legibility of historic fabric and planform; there is very little decorative finish or detail given the historic manufacturing function of the building. Therefore, it is not considered that replacing the existing internal ductwork and the associated work would result in any further harm to the special architectural and historic interest of the interior. The removal of modern paintwork, the installation of secondary glazing, and the replacement of the damp proof course and raised floors is all acceptable.
- 3.9. Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.
- 3.10. Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.
- 3.11. Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.
- 3.12. Overall, the proposal would preserve the significance of the listed building and the character and appearance of the conservation area and therefore comply with Policies D1 and D2 of the London Borough of Camden Local Plan.

4. Amenity

- 4.1. Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, implications on daylight and sunlight, and noise and disturbance. The Council's guidance contained within CPG 'Amenity' provides specific guidance with regards to these aspects.
- 4.2. Due to the nature of the proposed works, it is not expected that there would be any

significant impact with regards to overlooking, privacy, or implications on daylight and sunlight.

4.3. Given the proposal involves the installation of the plant equipment area at roof level and to the external stairs, a noise impact assessment has been submitted in support of the application, which has been reviewed by the Council's Environmental Health Officer. They have advised that the plant noise criteria have been adequately predicted, taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

4.4. It is considered that the proposal is acceptable in its impact with regards to noise, vibration, and disturbance, subject to conditions that would limit the noise levels resulting from the plant and the use of anti-vibration measures. The plant equipment would also be located within an acoustic enclosure, which would help reduce any potential noise impact. It is considered that the recommended conditions would ensure that the amenity of neighbouring residents is protected in terms of noise and vibration.

4.5. Therefore, the proposal is not considered to be likely to result in any significant impacts on residential amenity, and would be compliant with Policies A1 and A4 of the London Borough of Camden Local Plan.

5. Energy and sustainability

5.1. Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards.

5.2. The proposal is supported by a Sustainability Report, which has been submitted to demonstrate how the design of the proposed works complies with Local Plan policies. This report sets out the redevelopment plans and specific measures, including the installation of an air source heat pump and mechanical ventilation and heat recovery, which would be part of a hybrid variable refrigerant flow (VRF) system. This would replace the existing plant equipment serving the site.

5.3. The Sustainability Report demonstrates that passive measures will also be integrated to help reduce overheating, including reducing heat entry through deep window reveals and high-performance solar control glass and reflective internal roller blinds, minimising internal heat generation through efficient design, and the utilisation of mechanical ventilation systems ahead of active cooling, which would be used to manage high internal temperatures during summer months. A thermal comfort assessment demonstrated that active cooling measures would be required to manage indoor temperatures at an acceptable level for office use.

5.4. The proposed works are targeting a BREEAM 'Excellent' rating, with an overall score of 75.11% (Enhanced), aiming to meet 65% of the targets for energy, 80% for water, and 76% for materials under the BREEAM Excellent criteria. Given that the proposal is for the refurbishment of the existing office building and does not involve any additional floorspace, there is no requirement to achieve BREEAM Excellent, but this target is welcomed nonetheless.

5.5. In summary, the proposed refurbishment of the existing building and subsequent energy and efficiency improvements would be supported and in accordance with Policies CC1 and CC2 of the London Borough of Camden Local Plan.

6. Transport

6.1. Policy T1 (Prioritising walking, cycling, and public transport) confirms that that it is expected that cycle parking at developments will be provided in accordance with the standards set out in the London Plan. Whilst no new office space is being created, it is considered that cycle parking should be provided for the existing office users to the maximum level possible on site. The submitted Design and Access Statement indicates that existing cycle parking is provided in the rear courtyard and that additional cycle parking would be provided within the front lightwell. The proposed onsite cycling facilities would include 18 spaces in semi-vertical racks in the lightwell, 16 spaces in toastracks (Sheffield stands) beneath the external fire escape stairs, and 32 spaces in toastracks towards the Jamestown Road entrance. This would result in a total of 66 cycle parking spaces across the site, which would be acceptable; the provision of these cycle parking spaces would be secured by condition.

6.2. Policy T2 (Parking and car-free development) establishes that the Council will support the redevelopment of existing car parking for alternative uses. The proposal involves the reduction of six car parking spaces in the rear courtyard, to facilitate the landscaping and public open space improvements. This would be supported and would help encourage the use of more sustainable modes of transport such as walking, cycling, and public transport, in accordance with the Council's transport policies.

6.3. On balance, it is considered that the proposed development can proceed without the requirement for a Construction Management Plan and associated contribution and bond due to the scale of the works. The rear courtyard can be used for deliveries and for the storage of skips and building materials as may be necessary, without having to rely on the adjacent on-street parking bays. It is considered that a highways contribution would not be necessary for the proposed development.

6.4. On the basis of the above, the proposal would be in compliance with Policies T1 and T2 of the London Borough of Camden Local Plan.

7. Biodiversity

7.1. It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for major applications on 12th February 2024, and for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.

7.2. This application is considered to be below the de minimis threshold, because it does not impact an onsite habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat. Therefore, the application is exempt and the applicant is reminded of this by way of an informative attached to this decision.

8. Recommendation

8.1. Grant conditional planning permission and listed building consent.

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: 2024/3501/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 29 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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Rotunda
42-43 Gloucester Crescent
London
NW1 7DL

DECISION

Proposal:

External alterations to refurbish the building including creation of new entrance by reconfiguring ancillary lower ground structure, installation of plant equipment area at roof level, and reconfiguration of and public realm improvements to courtyard area.

Drawing Nos:

Existing drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

Supporting documents: Cover Letter and Planning Statement (prepared by Montagu Evans, dated 19/08/2024); Design and Access Statement (prepared by Studio Ghazal, dated August 2024); Heritage Statement (prepared by Montagu Evans; Noise Assessment 27632.PCR.01 (prepared by KP Acoustics, dated 16/08/2024); Sustainability Report (prepared by Verte, dated July 2024); Waterproofing Methodology Statement (prepared by Harrison Waterproofing); Selectaglaze Series 10 Installation Guidance; Selectaglaze Series 46 Installation Guidance.

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 drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

Supporting documents: Cover Letter and Planning Statement (prepared by Montagu Evans, dated 19/08/2024); Design and Access Statement (prepared by Studio Ghazal, dated August 2024); Heritage Statement (prepared by Montagu Evans; Noise Assessment 27632.PCR.01 (prepared by KP Acoustics, dated 16/08/2024); Sustainability Report (prepared by Verte, dated July 2024); Waterproofing Methodology Statement (prepared by Harrison Waterproofing); Selectagaze Series 10 Installation Guidance; Selectagaze Series 46 Installation Guidance.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The cycle parking shown on the approved plans 'CDW-SGH-PR-XX-DR-A-012 Rev 01' and 'Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024)' shall be provided in full prior to the commencement of the use hereby permitted, and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with Policy T1 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity 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.

- 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.

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.

- 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.

Based on the information available, this will not require the approval of a BGP before development is begun because the application 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).

+ 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2024/3829/L
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 29 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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Rotunda
42-43 Gloucester Crescent
London
NW1 7DL

DECISION

Proposal:

External and internal alterations to refurbish the building including creation of new entrance by reconfiguring ancillary lower ground structure, installation of plant equipment area at roof level, reconfiguration of and public realm improvements to courtyard area, and renovations of internal office space.

Drawing Nos:

Existing drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

Supporting documents: Cover Letter and Planning Statement (prepared by Montagu Evans, dated 19/08/2024); Design and Access Statement (prepared by Studio Ghazal, dated August 2024); Heritage Statement (prepared by Montagu Evans; Noise Assessment 27632.PCR.01 (prepared by KP Acoustics, dated 16/08/2024); Sustainability Report (prepared by Verte, dated July 2024); Waterproofing Methodology Statement (prepared by Harrison Waterproofing); Selectaglaze Series 10 Installation Guidance; Selectagaze Series 46 Installation Guidance.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

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Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant part of the works, and following the creation of the six cleaning test patches at lower ground floor, a methodology of the proposed method of comprehensive cleaning shall be submitted to, and approved by, the Local Authority in writing.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION