

Application ref: 2024/0410/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 6 November 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

Logic Planning
Flat 1
25 Lordship Park
London
N16 5UN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

26-27 King's Mews
London
WC1N 2JB

Proposal:

Demolition of existing office/warehouse building (Class E/B8) at no.26; erection of part three/part four storey office building (Class E) with basement; provision of roof terrace as third and fourth floors; amalgamation with existing office building at no.27.

Drawing Nos: Existing and Demolition Drawings:

EX-03-000 rev 02, EX-03-001 rev 02, EX-03-099 rev 02, EX-03-100 rev 02, EX-03-101 rev 02, EX-03-102 rev 02, EX-03-103 rev 02, EX-03-104 rev 02, EX-03-200 rev 01, EX-04-001 rev 02, EX-05-001 rev 02, EX-05-002 rev 02, DE-03-099 rev 02, DE-03-100 rev 02, DE-03-101 rev 02, DE-03-102 rev 02, DE-03-103 rev 02, DE-03-104 rev 02, DE-04-001 rev 02, DE-05-001 rev 02, DE-05-002 rev 02

Proposed Drawings:

PR-03-001 rev 03, PR-03-099 rev 06, PR-03-100 rev 07, PR-03-101 rev 05, PR-03-102 rev 05, PR-03-103 rev 09, PR-03-104 rev 08, PR-03-200 rev 04, PR-04-001 rev 04, PR-05-001 rev 08, PR-05-002 rev 09, PR-05-003 rev 09, PR-07-001 rev 09, PR-07-002 rev 07, PR-07-003 rev 01

Documents:

Covering Letter & Planning Statement (prepared by Logic Planning, dated 29/01/2024); Design and Access Statement Rev 02 (prepared by Sabbadin Corti, dated 18/03/2024); Heritage Impact Assessment (prepared by HCUK Group, dated October

2023); Archaeological Desk Based Assessment (prepared by HCUK Group, dated September 2023); Daylight & Sunlight Assessment (prepared by Anstey Horne, dated 09/01/2024); Energy and Sustainability Statement Rev 01 (prepared by Sabbadin Corti, dated 12/01/2024); Construction Traffic Management Plan Rev 01 (prepared by Sabbadin Corti, dated 08/01/2024); Fire Statement Rev 01 (prepared by Sabbadin Corti, dated 16/01/2024); Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated November 2023); Preliminary Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated October 2023); Ground Investigation Report (prepared by Ground Engineering, dated September 2023); Groundwater Mitigation Measures Letter (prepared by DCL Consulting Engineers Ltd., dated 03/05/2024)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Existing and Demolition Drawings:

EX-03-000 rev 02, EX-03-001 rev 02, EX-03-099 rev 02, EX-03-100 rev 02, EX-03-101 rev 02, EX-03-102 rev 02, EX-03-103 rev 02, EX-03-104 rev 02, EX-03-200 rev 01, EX-04-001 rev 02, EX-05-001 rev 02, EX-05-002 rev 02, DE-03-099 rev 02, DE-03-100 rev 02, DE-03-101 rev 02, DE-03-102 rev 02, DE-03-103 rev 02, DE-03-104 rev 02, DE-04-001 rev 02, DE-05-001 rev 02, DE-05-002 rev 02

Proposed Drawings:

PR-03-001 rev 03, PR-03-099 rev 06, PR-03-100 rev 07, PR-03-101 rev 05, PR-03-102 rev 05, PR-03-103 rev 09, PR-03-104 rev 08, PR-03-200 rev 04, PR-04-001 rev 04, PR-05-001 rev 08, PR-05-002 rev 09, PR-05-003 rev 09, PR-07-001 rev 09, PR-07-002 rev 07, PR-07-003 rev 01

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Sabbadin Corti, dated 16/01/2024); Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated November 2023); Preliminary Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated October 2023); Ground Investigation Report (prepared by Ground Engineering, dated September 2023); Groundwater Mitigation Measures Letter (prepared by DCL Consulting Engineers Ltd., dated 03/05/2024)

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

- 3 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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

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

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the:

Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated November 2023); Preliminary Basement Impact Assessment Rev 02 (prepared by Milvum Engineering Services, dated October 2023); Ground Investigation Report (prepared by Ground Engineering, dated September 2023); Groundwater Mitigation Measures Letter (prepared by DCL Consulting Engineers Ltd., dated 03/05/2024); and Basement Impact Assessment Audit (prepared by Campbell Reith, dated May 2024)

hereby approved, and the confirmation at the detailed design stage that the

damage impact assessment would be limited to Burland Category 1.

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

- 6 All windows to the rear elevation identified on drawing number 'PR-05-002 Rev 09' as being obscure glazed up to 1700mm shall be installed as such prior to occupation and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/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.

- 8 The approved cycle parking facility identified on drawing number 'PR-03-100 Rev 07' shall thereafter be provided in its entirety prior to the first occupation of the building, and permanently retained thereafter.

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.

- 9 The roof terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Demolition:

The existing building is a modern structure of no architectural or historic merit, nor is it noted in the Conservation Area Appraisal as being a positive

contributor. Therefore, there is no objection to its demolition. Further, the lawful development certificate ref. 2018/1609/P (dated 25/05/2018) confirms the implementation of ref. 2013/7847/P (dated 13/02/2015), which permitted and established the principle of demolition of the existing building.

Land Use:

The new expanded office building would be used in combination with the existing neighbouring offices at no.27, thus creating one large building for a single end user. Therefore, the provision for the expanded office building (Class E) in this location is welcomed and complies with Policies E1 and E2 of the Local Plan.

Under ref. 2013/1368/P, the erection of a four-storey mixed use Class B1/B8 and C3 building was initially refused by the Council but allowed on appeal. The Inspector considered that the scheme would represent a high standard of design and noted that the Council had previously approved a larger comprehensive scheme of a similar height. A part three/part four storey building has also been approved and constructed at neighbouring no.27. The principle of a three to four storey building has therefore been established and is considered acceptable subject to high quality detailed design.

Design and Conservation:

During the course of the application, the design of the front elevation has evolved and now features a more unique fenestration than previously proposed. The building now complements and matches the design of the neighbouring buildings without replicating them exactly. The facade is clad in slim light-coloured brick, with pilasters at the building edges, middle and separating each floor. At ground floor level the fenestration replicates the full width and height design of a mews style garage door, referencing the historic use and built form of the mews. The windows and doors are full height and modern in appearance, with Juliet style balconies at first floor. The second floor, which is set back from the first floor, features the same design detail. The third-floor level is further set back from second-floor roof edge and features a solid parapet wall along the front elevation and glazed balustrades along the north and east elevations, which is considered acceptable and consistent with neighbouring buildings. The balustrades along the east (rear) elevation will be obscure glazed to protect the amenity of neighbouring residential occupiers and will be secured by condition.

At the rear, which is not visible from any public views, replicates the elevations of neighbouring buildings in a simple and modern design featuring a rendered facade. All of the rear facing windows and roof terrace balustrades will be obscure glazed up to 1700mm in order to protect the privacy of neighbouring residential occupiers. This requirement will be secure by condition.

Although the application site sits within the Bloomsbury Conservation Area, there is little retained original fabric along King's Mews. Many of the modern, 20th century buildings have been replaced in the last 20 years thus changing the mews character. Many of the replacement mews buildings feature unique design and character, often referencing the previous use of the area as industrial / residential ancillary mews. The proposed building is considered to be of a high-quality and unique design which references the historic use of the

mews. Therefore, the proposed is considered to preserve the character of the wider Bloomsbury Conservation Area.

2 Reasons for granting permission continued.

It is noted that there are no external alterations proposed to no.27, and the only interior alterations include internal openings at ground, first, and second levels to connect the two buildings. This is considered acceptable, as each of the two buildings could be easily re-adapted into self-contained offices in the future.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Basement

Policy A5 requires basements, by way of their siting, location, scale, and design to have minimal impact on and be subordinate to the host property. The proposed basement complies with all points in relation to the policy requirements. It comprises of one storey fully underneath the proposed building, is less than 1.5 times the footprint of the host building and avoids the loss of garden space or trees of townscape or amenity value.

Furthermore, the application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith (CR). Following their assessment, CR confirmed that the proposed basement complies with policy A5 and the CPG Basements document. Compliance to the approved BIA will be secured by condition.

Amenity:

The proposed office space (Class E) is considered compatible with the existing commercial and residential uses along King's Mews and Gray's Inn Road and is unlikely to result in impacts to residential amenity in terms of noise.

A daylight/sunlight assessment has been submitted and demonstrates compliance with BRE standards and that the proposal would not have an adverse impact on the properties to the rear on Gray's Inn Road. The rear elevation would appear to have less than 18m distance to the rear facing windows of buildings on Gray's Inn Road. This is below the minimum distance recommended in CPG Amenity (2021) to protect neighbouring occupier's privacy. Therefore, the rear windows are proposed to be obscure glazed up to 1700mm in order to mitigate any privacy impacts.

A degree of mutual overlooking between the proposed fourth floor terrace and the existing terraces at nos. 27 and 28 is considered acceptable, without the need for a privacy screen. The terrace would not give rise to harmful overlooking of habitable rooms to other properties on King's Mews. However, it is considered that the rear of the roof terrace could give rise to overlooking impacts to those properties on Gray's Inn Road. Thus, obscure glazed privacy screens have been included along the rear portion of the roof terrace and will be secured by condition.

3 Reasons for granting permission continued.

Transport

The new building will result in a requirement for 4 long stay cycle spaces. The submitted ground floor plan shows 4 cycle parking spaces in a store at the rear of No. 26, which complies with policy. The provision of the cycle parking will be secured by condition.

The development will be secured as on-street Business parking permit free by means of the S.106 legal agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

Given the scope and location of the works, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 is required. These will be secured by means of the S.106 legal agreement.

As the proposals comprise the excavation of a basement directly adjacent to the public highway, an Assessment in Principle (AIP) and associated fee of £576.80 will be secured by means of the S.106 legal agreement to ensure that the structural stability of the highway is maintained throughout the excavation and construction process.

No comments or objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, A5, E1, E2, D1, D2, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 4 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.

- 7 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.

- 8 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
- 9 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.enquiry@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 10 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer