

Notes

— Area of Development

Disclaimer

Do not scale off this drawing. All dimensions are in millimetres unless stated otherwise. All dimensions and levels to be verified on site by the Contractor before proceeding with works and such dimensions and levels to be the Contractor's responsibility. This drawing may be based on survey information provided by others. Gort Scott Ltd. do not accept responsibility for the accuracy of survey information provided by others. Report all errors, omissions and discrepancies to the Architect in writing. Gort Scott Ltd. do not accept responsibility or liability for any reliance on this drawing used for purposes other than that

Key Plan

Architect

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Client

Tempus Realty Holdings 1 (Jersey) Ltd.

Project

Tavis House

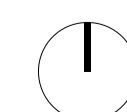
Drawing Title

Site Location Plan

Status

Stage 0-3

Scale	Drawn	Checked	Date of First Issue
1:1250 @ A1	SL	HH	05/04/24



Project	Source	Zone	Level	Type	Role	Dwg. N°	Revision
222	GSA	XX	00	DR	A	0100	P01

2024/1267/P – 1-6 Tavis House, WC1H 9NA

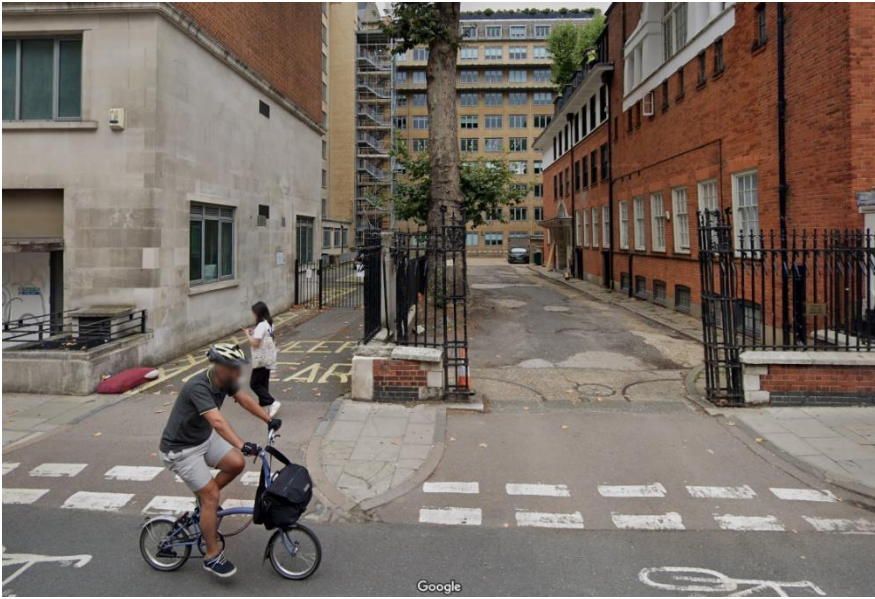


1. Front elevation of Tavis House



2. Aerial view of building

2024/1267/P – 1-6 Tavis House, WC1H 9NA

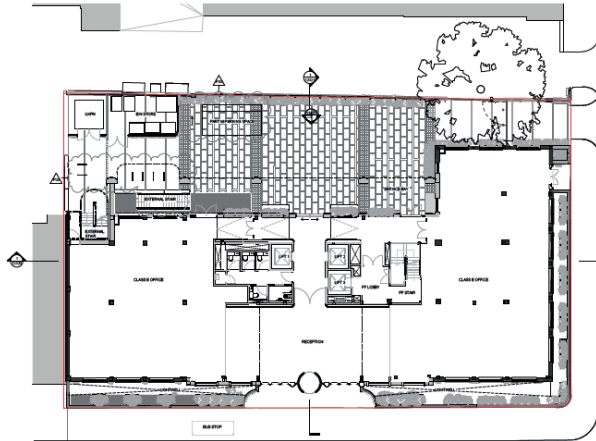


3. Separation between host building and neighbour to rear

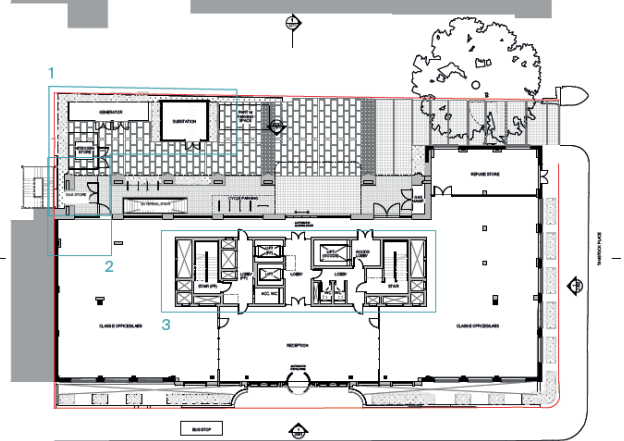


4. Rear elevation (left) – location of extension

2024/1267/P – 1-6 Tavis House, WC1H 9NA

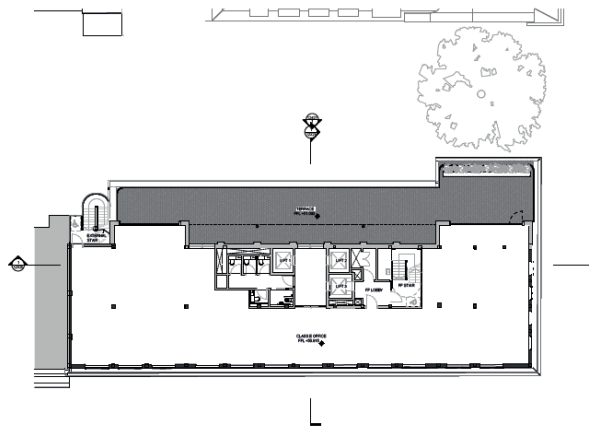


2021 Planning Permission

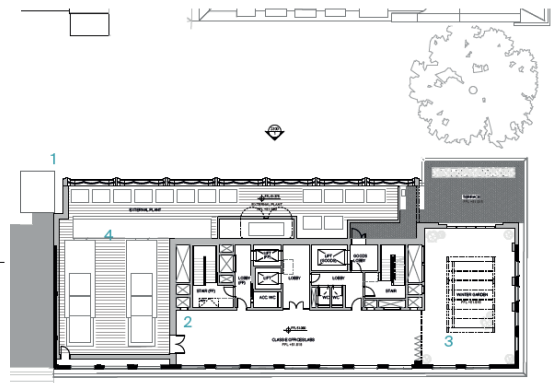


Proposed Section 73 Amendment

5. Approved and proposed ground floor plans



2021 Planning Permission



Proposed Section 73 Amendment

6. Approved and proposed eighth floor plans (including additional plant room extension)



2021 Planning Permission



Proposed Section 73 Amendment

7. Approved and proposed rear elevations

2024/1267/P – 1-6 Tavis House, WC1H 9NA



2021 Planning Permission



Proposed Section 73 Amendment

8. View from east on Tavistock Place with Mary Ward House in the foreground

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/10/2024
		N/A / attached	Consultation Expiry Date:	25/08/2024
Officer			Application Number(s)	
Christopher Smith			2024/1267/P	
Application Address			Drawing Numbers	
1-6 Tavis House Tavistock Square London WC1H 9NA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Minor Material Amendment through the variation of conditions 2 (drawing numbers), 9 (cycle parking), 13 (sustainable drainage) and 15 (green wall) to planning permission 2021/6105/P dated 01/12/2023 (for refurbishment and extension of existing building) to provide amendments to external rear facades, rooftop plant and other associated works.				
Recommendation(s):	Grant Conditional Planning Permission Subject to s106 legal agreement			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	11	No. of objections	3
Summary of consultation responses:	<p><u>Consultation</u></p> <p>Site Notice: displayed 10/04/2024, expired 04/05/2024. Press Notice: displayed 11/04/2024, expired 05/05/2024.</p> <p><u>Re-consultation (due to submission of additional information clarifying the extent of and reasons for partial demolition of the building)</u></p> <p>Site Notice: displayed 31/07/2024, expired 24/08/2024. Press Notice: displayed 01/08/2024, expired 25/08/2024.</p> <p><u>Consultation responses</u></p> <p>Responses were received from two properties close to the site: Mary Ward House (5-7 Tavistock Place) and 6 Tavistock Place. A summary of their comments is provided below:</p> <ul style="list-style-type: none"> • Inappropriate end use • Inappropriate financial viability information provided • Negative impact on character and appearance of area • Negative impact on local heritage • Negative impact on local business and community operations • Loss of day and sunlight • Negative impact from smells and fumes • Negative impact from noise and vibration • Negative impact on local emergency resilience and public safety • Disruption from construction works • Inappropriate extent of demolition • Lack of climate resilience measures • Loss of landscaping • Disruption from vehicle movements • Negative impact on highway network and traffic • Inappropriate planning procedure followed • Insufficient public consultation • Information not available to view online • Loss of public confidence in planning process • Setting of an inappropriate planning precedent <p>Officer's Response:</p> <ul style="list-style-type: none"> • <i>Matters relating to the end use and financial viability are considered in the Land use section below (Section 3)</i> • <i>Matters relating to impact on heritage and local character are considered in the Design and Heritage section below (Section 4)</i> • <i>Matters relating to impact on local businesses, day/sunlight,</i> 			

noise/vibration, emergencies and public safety, and impact from construction works are considered in the Amenity section below (Section 5)

- Matters relating to demolition, climate resilience and landscaping are considered in the Sustainable design and construction section below (Section 6)*
- Matters relating to vehicle movements, highways and traffic are considered in the transport section below (Section 8)*
- The submission of a minor material amendment application is considered suitable procedure through which these proposed changes can be assessed, as they do not amend the operative part of the original permission.*
- The Council has undertaken a public consultation in accordance with its statutory requirements. It is understood that the applicant completed some public consultation before the submission of this application and the Council has no controls over the extent to which this occurs.*
- All documentation submitted by the applicant reviewed in relation to this application has been made available to view online.*
- The impact of this proposal on public confidence with respect to the planning process and the setting of an inappropriate precedent are not material planning considerations and as such they have not been taken into account in the assessment of this application.*

Local Groups and Associations responses:

Bloomsbury CAAC were consulted regarding this application.

No response was received from the CAAC. A response was received from Bloomsbury Residents Action Group (BRAG), with the following comments provided in respect of this application:

- Disturbance from development works
- Insufficient public consultation
- Insufficient supporting information

Officer's Response:

- *Impact from construction works are considered in the Amenity section below (Section 5).*
- *The Council has undertaken a public consultation in accordance with its statutory requirements. It is understood that the applicant completed some public consultation before the submission of this application and the Council has no controls over the extent to which this occurs.*
- *Sufficient information has been submitted with the application for the Council to make an informed decision on its planning merits.*

Historic England were consulted on this application. They commented as follows (summary of comments below):

- Not consulted on initial 2021 application
- Development will impact Mary Ward House
- Careful management is required to avoid harm during works
- Safeguards through conditions and objections should be put in place
- Consideration should be given to how existing use is preserving building
- Overall, they have concerns and their representations should be taken into account and appropriate safeguards sought

Site Description

The application site is located on the eastern side of Tavistock Square Gardens, on the north side of the junction between Tavistock Place, Tavistock Square and Woburn Place. The site comprises a ground plus 8 storey building with set-back plant room at roof level and covers an area of approximately 0.07 hectares (729sqm). The building is L-shaped with a rear service route/car park accessed from Tavistock Place. The building was built in the 1940s for The Ministry of Labour and National Service, and most recently the site was used by Age UK Camden.

The application site is not listed but is located within the Bloomsbury Conservation Area and is recognised as making a positive contribution to the character of the area. To the east of the site, Mary Ward House (formerly known as the National Institute for Social Work and Training) is Grade I listed together with the attached railings. To the north, separated from the application site by the T-shaped neighbouring building Lynton House (7-12 Tavistock Square), sits the British Medical Association House which is Grade II listed. Other relevant heritage features in the local area include: the Memorial to Dame Louisa Aldrich-Blake in Tavistock Square Gardens (Grade II listed), 2-14 Tavistock Place and attached railings (Grade II listed), and the various properties on Burton Street (Grade II listed).

The application site is constructed mostly of red brick with stucco ground and first floors, in keeping with the materiality of the neighbouring Lynton House and British Medical Association. The application building and its neighbour are representative examples of mid-20th Century commercial and residential architecture, and by virtue of their scale, facing materials and design sit comfortably in their context.

In terms of land use, the site is located in a mixed-use area, characterised by a mix of commercial, residential, hotel, office and community uses. The nearest residential dwellings are at 19-29 Woburn Place to the south side of the Tavistock Place.

The site has an excellent Public Transport Accessibility Level (PTAL) of 6b which is the highest rating on the scale. The nearest Underground Stations are Russell Square which is located 430m to the southeast of the site and Euston Station which is 550m to the northwest of the site. The nearest bus stop is 14m from the site within Tavistock Square and the bus routes are 59, 68, 91 and 168. The nearest Railway stations are Euston Station and Kings Cross Station.

The site has the following relevant planning policy designations:

- Bloomsbury Conservation Area
- Central London Area
- Central Activities Zone
- Knowledge Quarter
- Strategic View (Panoramic view from Primrose Hill to St Pauls)
- Strategic View (Panoramic view from Greenwich Park to St Pauls)
- Strategic View (Panoramic view from Blackheath Point to St Pauls)
- Underground constraints (subterranean groundwater flow and slope stability)

Relevant History

The site

1-6 Tavistock Square

2009/3205/P - Replacement of windows to east (rear), south (side), and west (front) elevations and associated alterations including erection of flat roof area at ground floor level on rear elevation following removal of rooflights, balconies and glazed covered walkway to rear of office building (Class B1). Granted 20/10/2009.

2010/3094/P - Non-material amendments to planning permission granted 20/10/2009 (2009/3205/P) (for replacement of windows to east (rear), south (side), and west (front) elevations and associated alterations including erection of flat roof area at ground floor level on rear elevation following removal of rooflights, balconies and glazed covered walkway to rear of office building (Class B1)). Amendments comprise replacement of inward tilting windows with outward tilting, self-cleaning windows, installation of metal louvres to ground floor rear and side elevations and to window at second and fourth floor rear elevation and retention of existing balconies, rooflights, ground floor entrance door and curtain walling to rear elevation. Granted 16/07/2010.

2010/3272/P - Installation of an EDF sub-station and associated screen fencing to the rear car park of an office building (Class B1a). Granted 16/09/2010.

2010/3379/P - Relocation and replacement of existing entrance doors to create front entrance lobby on the front elevation at ground floor level. Granted 20/08/2010.

2010/3690/P - Installation of 14 new condenser units and associated timber acoustic screens to the roof of office building (Class B1). Granted 10/09/2010.

2021/6105/P - Refurbishment and extension of the existing building to provide new entrances, a new

roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works. Granted 01/12/2023.

2023/0651/P - Installation of a telecoms base station with installation of 6 antennas, 2 transmission dishes, a power supply cabinet, two flatpack frames and ancillary development. Prior Approval Required and Refused 05/04/2023.

The area

Lynton House, 7-12 Tavistock Square

2008/4251/P - Erection of a single storey refuse enclosure within existing carpark. Granted 21/10/2008.

2014/4405/P - Change of use of part of the ground floor from office space (Class B1) to restaurant/cafe (Class A3) and the installation of new entrance doors and a ramp to the front elevation and the installation of a service door, grill platform, 4 external condenser units and extract fans to the rear elevation. Granted 13/10/2014.

2018/4740/P - Creation of rear roof terrace at 10th floor level for use ancillary to existing Class B1(a) office use, including bar area and canopy over, decking, balustrades, planters, lift enclosure extension and store room; extensions with covered walkway within existing ground floor rear car-parking area to provide commuter amenity facilities and replacement smoking shelter, including secured cycle parking space within reconfigured cycle and car parking area. Granted 02/08/2019.

Mary Ward House, 5-7 Tavistock Place

2017/3245/P & 2017/2585/L – Installation of disabled access lift and associated glazed covered walkways into main lightwell to access basement to third floors (as an extension to scheme approved by planning permission ref 2016/0752/P and listed building consent ref 2015/6062/L, dated 24/03/2016). Granted 21/08/2017.

Relevant policies

National Planning Practice Guidance

The National Planning Policy Framework 2023

Draft National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

E1 Economic development

E2 Employment premises and sites

CC1 Climate change mitigation

CC2 Climate change adaptation

CC3 Water and flooding

CC4 Air quality

CC5 Waste
C1 Health and wellbeing
C2 Community facilities
C5 Safety and security
C6 Access for all
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
DM1 Delivery and monitoring

Camden Planning Guidance

Access for All CPG 2019
Air Quality CPG 2021
Amenity CPG 2021
Basements CPG 2021
Biodiversity CPG 2018
Community uses, leisure and pubs CPG 2021
Design CPG 2021
Developer contribution CPG 2019
Employment sites and business premises CPG 2021
Energy efficiency and adaptation CPG 2021
Housing CPG 2021
Transport CPG 2021
Trees CPG 2019
Water and flooding CPG 2019

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (DCLP, incorporating Site Allocations). 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. Proposal

- 1.1. The application is for the variation of conditions 2 (drawing numbers), 9 (cycle parking), 13 (sustainable drainage) and 15 (green wall) to planning permission 2021/6105/P dated 01/12/2023 (for refurbishment and extension of existing building).
- 1.2. The amended plans would incorporate a range of changes to the earlier permission including a revised end use (within the same use class) from office to life science and the following design changes:
 - Plant and servicing equipment storage added rear on 8th and 9th floors
 - Revised internal layout to suit life science end users through provision of a mix of laboratory and dedicated write-up space
 - Raised cill heights on the rear façade to reflect lab space layouts
 - Double height opening in rear façade to enable vehicle turning in rear yard
 - Infill of the external escape stair at rear
 - Removal of balconies on the rear façade
 - Removal of the lift overrun from roof level
 - Expansion of service area in rear courtyard
 - Relocation of UKPN substation
 - Relocation of bin store

- Retention of the existing flank wall
- Removal of the approved windows
- Additional internal and external demolition
- Partial façade replacement on the southern elevation

1.3. Following these changes the GIA of the revised development proposals would be the same as approved.

2. Assessment

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

- **Land use**
- **Design and heritage**
- **Neighbouring amenity**
- **Air quality**
- **Sustainable design and construction**
- **Flood risk and drainage**
- **Transport**
- **Other relevant considerations**
- **Section 106 and CIL**

3. Land use

3.1. Policy G1 of the Local Plan sets out how the Council will create conditions for growth to deliver homes, jobs and infrastructure by supporting development that makes the best use of the site, providing a mix of uses in accessible parts of the borough to deliver 16,800 new homes, 695,000sqm of new office floorspace and 30,000sqm of new retail floorspace by 2031. The Council anticipate the most significant growth to be delivered across the whole Borough, with Central London areas playing a key role in facilitating that growth.

3.2. London Plan Policy GG2(C) sets out that development should proactively explore the potential to intensify the use of land to support additional workspaces, promoting higher density development, particularly in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. London Plan Policy GG2(D) highlights that proposals should use a design-led approach to determine the optimum development capacity of sites.

3.3. Policy E1 sets out that proposals should support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and Kings Cross.

3.4. The proposed amendments would not result in any change to the amount of floor space available on site compared to the approved development. There would be no change of use as laboratory and write up space for a life science occupier falls within Use Class E as is the case for the approved offices. Life science uses provide an office-type activity but have differing spatial demands in terms of layout, facilities and occupancy. The impact of these changes is described further in the relevant sections below. It is therefore considered that the proposed alterations to the end use of the approved development within the Central London Area would help meet the aspirations to intensify the employment function of Central London and would support the Knowledge Quarter cluster of businesses and institutions.

3.5. The proposed development would not provide any on-site housing. This is consistent with the development previously approved. The applicant has submitted a viability letter which confirms that although specialist fitted-out life science space is considered a higher 'Category A' accommodation, and thus has the potential to secure higher rents from an end user, this comes at a substantially higher cost to the landlord given the higher quality and specialist

finishes of the internal environment. This situation is borne out by the range of changes proposed in this application, which would alter the framework and layout of the existing building to a greater extent than approved development of more standardised office space, in order to install greater amounts of air handling equipment, minimise vibration that could interfere with sensitive equipment and improve the building's loading capacity.

3.6. The previous application was shown, after a third-party review by the Council's viability consultants (BPS), to be unable to support on-site housing or a financial contribution in lieu of such housing and therefore it is also accepted that this application, due to its increased up-front costs, would be in a similar situation. The previous permission included a deferred contingent financial contribution towards housing, secured through Section 106 legal agreement, based on an updated assessment of viability when costs and receipts are known as far as possible. In this case, the policy target is a £745,500.00 payment in lieu of market housing and affordable housing. This would be the maximum capped contribution. The actual contribution paid would be determined by a further viability appraisal undertaken on an open book basis at an agreed point closer to the end of the development process. This process is considered still to be appropriate for this amended proposal.

3.7. Therefore, and as with the previously approved development, the principle of the development is considered to be acceptable in land use terms, subject to legal agreement.

4. Design and heritage

Legislative background

The Planning (Listed Building and Conservation Area) Act 1990

4.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

4.2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

4.3. The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings and the character and appearance of conservation areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

4.4. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2023 (NPPF)

4.5. The NPPF requires its own exercise to be undertaken as set out in chapter 16 'Conserving and enhancing the historic environment'. Paragraph 201 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 205-208 requires the LPA to consider whether there is an impact from a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 208 states:

4.6. *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

Policy review

4.7. The policies within Chapter 3 (Design) of the London Plan (policies D1 to D14), policy D1 of the Local Plan and CPG Design seek to secure high quality design. Policy D1 seeks to secure high quality design by requiring all development to respond to local character and context, be highly sustainable in design and construction, integrate well with the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.8. Policy HC1 of the London Plan requires that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. It also states that cumulative impacts should be managed, and harm avoided where possible.

Heritage and design assessment

4.9. The significance of nearby heritage assets was considered in detail as part of the previous application ref. 2021/6105/P and as such these are not repeated here. Mary Ward House (referenced in the officer report for that previous application as Mary Ward Hall) was fully considered as part of that previous application. The previous officer report noted that the existing host building's rear elevation is utilitarian in nature and lacking in quality compared to the front and side elevations, which results in a negative contribution to both the setting of Mary Ward House and the Bloomsbury Conservation Area. It was also stated in the previous officer report that the setting of Mary Ward Hall (House) makes only a modest contribution to its significance. The significance of the building is instead related to its architectural and historic significance.

4.10. The way in which the proposed development differs from that previously granted permission is described in full in paragraph 1.2 above. The most obvious external changes would be the additional plant storage on 8th and 9th floors and the revised rear façade articulation and materiality. Windows previously approved on the brick-finished elevation to the rear have been removed from this proposal. There are also changes to the plant layout in the rear courtyard.

4.11. The Council's Conservation Officer has noted that the proposed changes to the Tavis House scheme would not detract from the contribution made by the building to the character and appearance of Bloomsbury Conservation Area and that the setting of (the Grade I listed) Mary Ward House would continue not to be impacted by these changes. The Conservation Officer is also aware of the proposed temporary demolition and reinstatement of parts of the building's elevations towards the southern end of the building at seventh and eighth floor level and has raised no objections to this element of the development.

4.12. Historic England (HE) have also been consulted on this application. The Council acknowledges that within their response on this application HE state that they were not consulted on the previous application. The Council is not required to consult HE on all applications – legislation states that HE should be consulted "if the authority think... that the development would affect- (a) the setting of a listed building or (b) the character or appearance of a conservation area". The previous application was for fairly modest extensions and alterations which were considered not to fundamentally impact the setting of the listed building. The Council's own Conservation Officer assessed the potential impact of the previous application on Mary Ward House and the conservation area and reached the conclusion that neither would be affected by the proposal.

- 4.13. HE were consulted as part of the re-consultation on the current application largely because of the concerns being raised by objectors, and in particular an objection from the Grade I listed property itself. Furthermore, as there is a slight increase in scale and massing of the building proposed as part of this minor material amendment application it was considered appropriate to take a more comprehensive consultation approach in this case. The Council's view at the time of the HE consultation for this application, and following comments from the Conservation Officer in respect of the current application, was that the proposed changes were unlikely to be any more harmful to the setting of Mary Ward House than the approved development.
- 4.14. HE have identified the exceptional interest and unaltered nature of Mary Ward House, also stating that the proposed development 'requires careful management to avoid harm being caused whilst the works are ongoing'. HE have referenced mitigation measures being secured in accordance with Policy D13 of the London Plan (Agent of Change). The Council acknowledges these recommendations.
- 4.15. Policy D13 requires effective management of noise impacts from new development on existing noise-sensitive uses (such as residential development or businesses), with the onus being on the new development to mitigate any potential issues. Noise and vibration impact from the proposed development was assessed as part of the previously approved scheme. The changes proposed as part of this application are not expected to lead to excessive levels of noise and other disturbance for a development proposal in an urban area. Noise and vibration from the development would mostly be temporary and conditions and a legal agreement will secure mitigation measures to minimise the impact of both construction works and the end use on neighbouring homes and other nearby uses. In any case the nearby Mary Ward House site, which is understood to be a conference centre and flexible business space, is not considered to be a particularly noise-sensitive use that would require Agent of Change policy safeguards. Further assessment of noise and vibration impacts is provided in the Amenity section (Section 5) below.
- 4.16. The previous grant of planning permission required a detailed construction management plan (CMP) to be submitted at a later date, in addition to associated support contribution and impact bonds also being secured, through the Section 106 legal agreement and such measures will continue to be a requirement of this application. It is understood the applicant is mindful of the need to protect Mary Ward House during the construction phase and therefore as an additional measure the applicant has offered to undertake a structural heritage report of Mary Ward House to ensure that any potential impact on the fabric of this Grade I listed building can be effectively monitored during construction works.
- 4.17. It is relevant to note that HE do not identify any direct harm to Mary Ward House, in terms of the impact on its setting, as part of this minor material amendment development proposal and as such their comments state that appropriate safeguards through conditions and obligations will ensure this important heritage asset, including its ongoing use, is preserved and sustained through the duration of the construction period.
- 4.18. HE also request that consideration is given to how existing use is preserving building. The Council agrees that heritage assets are best preserved through an ongoing suitable use and as stated above no significant impact on the ongoing viability of business activities in Mary Ward House is expected from this development given that suitable safeguards in terms of conditions and planning obligations, secured by legal agreement, will be put in place to ensure these activities can continue in the future.
- 4.19. The Council's Design Officer supports the alterations to the proposal including the provision of a green-pigmented precast concrete panel featuring a scalloped plant screen on the upper floors and the decorative metal shroud to the fans, which will be the most visible elements locally (from Tavistock Place), see images below. This will now provide a more uniform appearance to the rear elevation as viewed from within the existing courtyard area. The removal of east-facing windows in the retained brick part of the rear façade would

increase the amount of historic fabric retained on the part of the building that is most visible from the street.

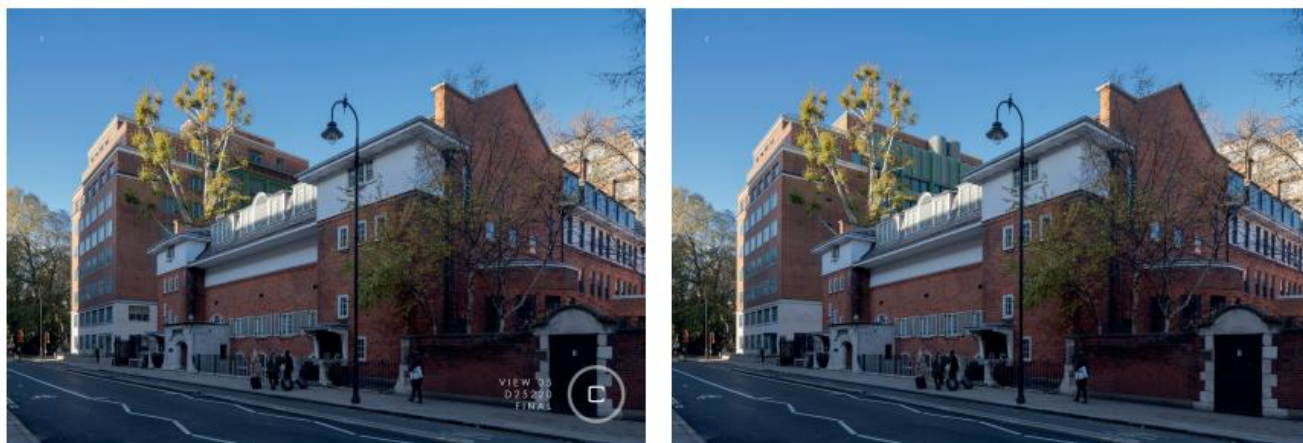


Figure 1: approved scheme (left), proposed scheme (right)

- 4.20. 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 2013.
- 4.21. The amendments have been designed so that there would be no increase in height to the buildings and thus the strategic panoramic views identified in the London Plan would not be affected.
- 4.22. As such, it is considered that the proposed development would be of a good quality design that would preserve and enhance the character and appearance of the host building, its contribution to the character and appearance of the conservation area and the setting of the nearby listed buildings, and would cause no harm to these designated heritage assets, subject to appropriate planning obligations relating to construction management being secured through Section 106 legal agreement.
- 4.23. The development is therefore considered acceptable in design and heritage terms, subject to conditions and legal agreement.

5. Neighbouring amenity

- 5.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts. Policy C2 of the Local Plan states that the Council may seek planning obligations to mitigate the impact of developments on community facilities.
- 5.2. The proposed rear extension would not project significantly closer to any neighbouring properties compared to the extended rear elevation of the previously approved development. The most significant change in this regard would be in the north-east corner of the building where an external stair would be infilled. The main change to the bulk and massing of the building would be the infilling of the previously approved terrace at eighth floor, and rear extension of the roof at ninth floor, with a screened plant storage area. New flues would extend up to roof level.

Day and sunlight

- 5.3. The previous application undertook a daylight and sunlight assessment in accordance with BRE guidelines and found that all properties assessed would meet BRE guidance for VSC and NSL, i.e. any reductions would be less than 20%. Likewise, all properties tested for APSH met

the BRE guidance. There would not be a substantial change in the scale and massing of the proposed development, compared to that previously approved, and therefore there would be no material change to the sunlight and daylight levels currently enjoyed by nearby residential properties. The updated *Daylight, Sunlight & Overshadowing Report* dated March 2024 by Point 2, submitted with this application, confirms that any VSC, NSL and APSH impacts would remain within the guidelines of the BRE criteria.

- 5.4. The BRE's technical analysis guidelines apply to residential properties only. However, noting the proposed increases in scale and massing of the development are primarily at eight and ninth floor levels, and noting that there remains a substantial separation distance between the proposed rear elevation and Mary Ward House, it is considered that any changes to the approved day and sunlight conditions at that neighbouring property would not have a significant detrimental impact on the usability of the internal areas of that building, which is currently occupied as a conference centre.
- 5.5. The amenity space to the rear of Mary Ward House (see Figure 2 below) will technically fall short of the BRE guidance on March 21st. In its existing condition the amenity space receives 2 hours of direct sun to 3.5% of its area (left image) which is well below the BRE's recommended target of 50%. The approved development reduced the amount of sunlight to this amenity space to 1%. This was previously considered acceptable as it was attributed to the fact that only a small portion in the northern corner of the space would be affected and thus the impact on the usability of that amenity space was not significant as it has always received low levels of sun. For similar reasons the reduction in sunlight levels in the amenity space to 0.6% as part of the proposed development, which again is a relatively small impact in practical terms, is considered acceptable.

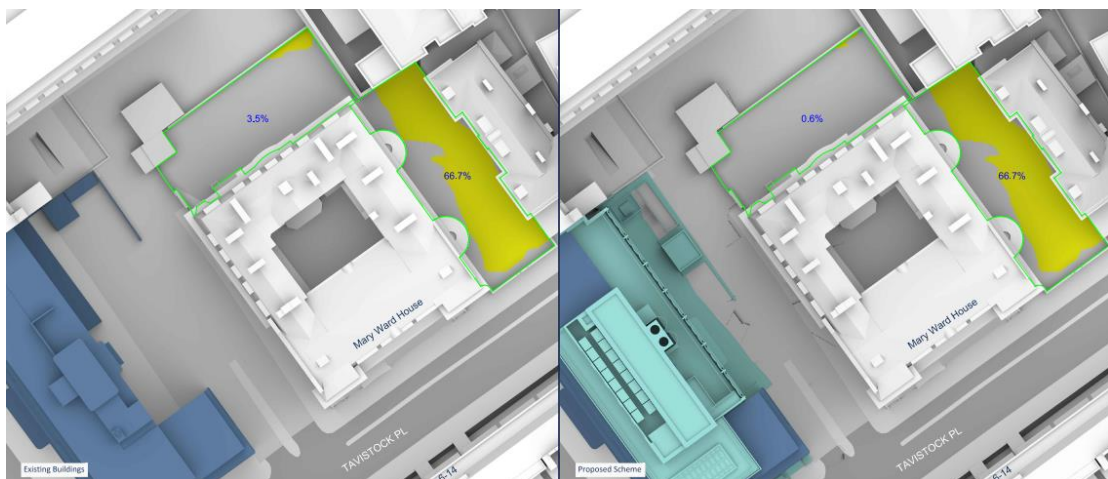


Figure 2: sunlight (yellow area) to the Mary Ward House rear garden (north of the building in white) on 21st March (existing condition left, proposed condition right)

- 5.6. A similar assessment of this area has been undertaken on June 21st (see Figure 3 below) as the garden is more likely to be used in the warmer climatic conditions associated with summer. The results showed that there would only be a slight reduction in the area receiving 2 hours of sun (82.4% to 78.7%) on that date from the proposed development compared to the existing sunlight conditions. This limited proportionate reduction is considered to have a negligible impact on the usability of the rear garden amenity area as the majority of the space would continue to receive good levels of sunlight during the summer months.

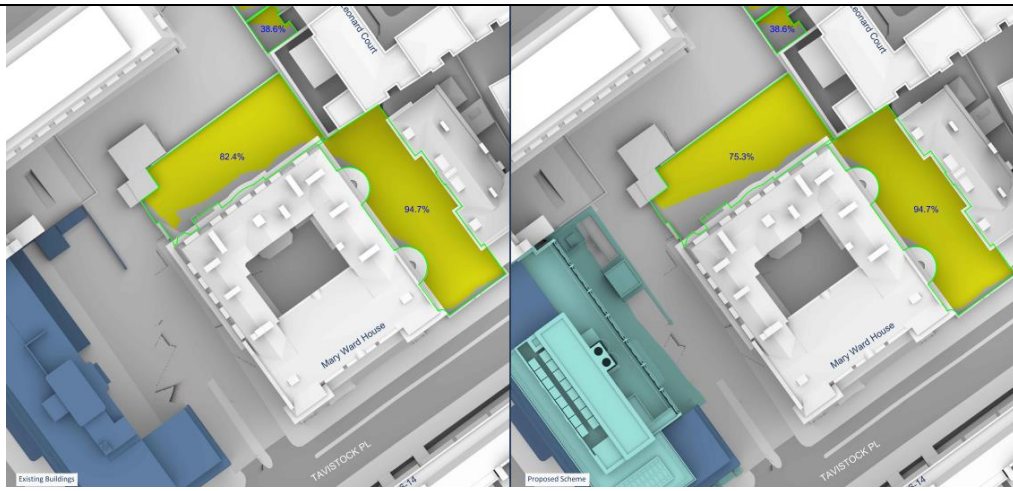


Figure 3: sunlight to the Mary Ward House rear garden on 21st June (existing condition left, proposed condition right)

Outlook and Privacy

- 5.7. There are no proposed changes to the window layout on the southern elevation and the rear elevation is well-separated from residential properties in the local area. As such, it is considered there is no additional detrimental impact from loss of outlook and privacy from this development proposal.
- 5.8. As such, it is considered there would be no significant detrimental impact on neighbouring amenity from the proposed development in terms of a loss of day/sunlight, outlook or privacy, nor in terms of noise disturbance, and thus the proposed development is acceptable in amenity terms.

Noise

- 5.9. Noise and vibration from the development would come predominantly from the plant and flues on the upper and ground floors, and comings and goings to and from the development including from vehicles. The terrace areas approved on the rear elevation as part of the previous application have now been removed.
- 5.10. An updated *Noise Assessment Report* dated August 2024 by Hoare Lee has been submitted with the application. The report has been reviewed by the Council's Environmental Health Officer who has confirmed that based on the results of the submitted document, and with consideration to the additional noise-related documentation and correspondence provided by both the applicant and other parties, the noise limits for the new plant, flues and other equipment have been adequately calculated and the development is therefore not expected to result in a negative impact on the amenity of nearby residential or other properties, subject to appropriate controls being secured through conditions and legal agreement as appropriate.

Air Quality

- 5.11. The previous application was considered acceptable in air quality terms and no significant increase in air pollution is expected from this development proposal. Emissions from the flues would be at a high level allowing for diluted dispersal across the local area. Heating is still via air source heat pumps which will not add to local air quality issues. The development would be air quality neutral. The generator in the rear yard space would emit fumes intermittently but only when there is a life safety need or during testing. Details regarding management of the generator and its emissions will be secured by condition.
- 5.12. Matters relating to construction shall be covered in Section 7 below.
- 5.13. As such, it is considered that the impact of the proposed development on the amenity of nearby residents and businesses is acceptable, and in accordance with Policy A1 of the Local

Plan.

6. Sustainable design and construction

Carbon Reduction

- 6.1. The Local Plan requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards. Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are also relevant.
- 6.2. The proposed development is expected to achieve a BREEAM 'Excellent' rating and in terms of credits the 61% for energy, 75% for water and 69% for materials would achieve the minimum credit requirements under Energy (60%), Materials (40%) and Water (60%), which is in accordance with policy.
- 6.3. When compared against the 2021 Building Regulations a 36% cumulative reduction in carbon emissions would be secured through following the Mayor of London's 'be lean, be clean and be green' energy hierarchy, which meets the 35% target of Policy SI2 of the London Plan. This includes a 32.7% reduction through passive design and energy efficiency measures and a 5.5% reduction through the incorporation of renewables. The provision of renewables is significantly below the 20% policy on-site requirement but it is acknowledged that this target is more challenging with the new building regulations which includes an assumption of air source heat pumps in the baseline. Furthermore, the space available for photovoltaic panels on the building is limited due to the wide-ranging installation of plant equipment on the available roof areas. In order to ensure that energy savings from renewables are maximised a condition will be secured that requires the investigation into the installation of additional photovoltaics on the proposed development.
- 6.4. The 36% cumulative reduction also appears to be significantly lower than the approved scheme, however that earlier approval was assessed against the previous building regulations. Using the methodology of the previous regulations this development would have result in a 1% reduction against the reduction secured as part of the approved scheme, however the additional energy demand from increased plant is a necessary element of life science uses and the applicant has demonstrated that all appropriate measures to minimise carbon have been sought where possible, and as such this slight reduction in proportionate reductions in carbon emissions is accepted in the circumstances.

Overheating

- 6.5. In terms of overheating mitigation, active cooling is required due to the operational requirements of the building as a life science use. This was also the case with the approved development and therefore it is also accepted here. Solar gains will be minimised through the development design detailing including changes proposed as part of this application such as increased window cill heights. Windows would be openable to permit natural ventilation.

Whole Life Carbon

- 6.6. Policy CC1 of the Local Plan states that all proposals involving substantial demolition should demonstrate that it is not possible to retain and improve the existing building. The Council expects whole life carbon assessments to be submitted with all applications that require substantial demolition.
- 6.7. Whole-Life Carbon (WLC) emissions are the total carbon emissions resulting from the construction and the use of a building over its entire life (this is assessed as 60 years), and it includes its demolition and disposal. This is split into modules that assess each stage of the building's life.

- 6.8. The A-Modules concentrate on the emissions from the building materials (A1-A3 extraction, supply, transport and manufacture) and the construction stages (A4-A5 transport, construction and installation).
- 6.9. The B-Modules concentrate on the use stage of the building (B1-B5 use, maintenance, repair, replacement, refurbishment), but the modules that deal with operational energy and water use are excluded (B6-B7). This is because they are “regulated emissions” and so are considered separately and in detail in relation to the zero-carbon target (see the “Carbon reduction” section above).
- 6.10. The C-Modules deal with the end-of-life stage of the building (C1-C4 deconstruction demolition, transport to disposal, waste processing for reuse, recovery or recycling, disposal).
- 6.11. Carbon sequestration is when carbon dioxide is removed from the atmosphere and held in materials, for example the carbon absorbed by trees as they grow and locked in timber until the end of its life. It is important to consider this in the end-of-life phase because the carbon is released again at the end of its life (when it decomposes), so it is included in the total A-C-Modules.
- 6.12. The GLA WLC assessment guidance sets out minimum benchmarks for different building typologies per square metre of gross internal area in kilograms of carbon equivalent (kgCO₂e/m² GIA). It also encourages development to aim for more ambitious aspirational benchmarks. The table below shows how the development performs against the benchmarks, as well as the aspirational targets.

Modules	Min benchmark for office (kgCO ₂ e/m ² GIA)	Aspirational benchmark for office (kgCO ₂ e/m ² GIA)	Proposal (kgCO ₂ e/m ² GIA)
A1-A5	<950	<600	392
B-C (excl. B6 & B7)	<450	<370	177
Total A-C (ex B6 & B7 inc. sequestration)	<1400	<970	567

Table 1 - Summary of Whole-Life Carbon results for the development proposal

- 6.13. The proposed development would increase demolition of the existing building which is necessary due to the operational requirements of the proposed life science uses and the resultant need to improve the structural stability of the building. Most of the existing building fabric (approx. 59%) would be retained. The previously approved development included demolition of the main lift and stair core as well as the rear façade, and these elements would still be removed, with additional floor slabs now also proposed to be removed.
- 6.14. The external building fabric needs to be partially replaced at seventh and eight floor to enable strengthening of the building. These areas will be partially replaced with existing bricks and partially replaced with new construction. Calculations have demonstrated that the embodied carbon from the deconstruction and re-build would be a 13% improvement in comparison to the alternative which would require temporary steel propping of the existing walls. This approach would also reduce the construction programme and deliveries requirements which provides additional sustainability benefits as well as improvements to local amenity impacts.

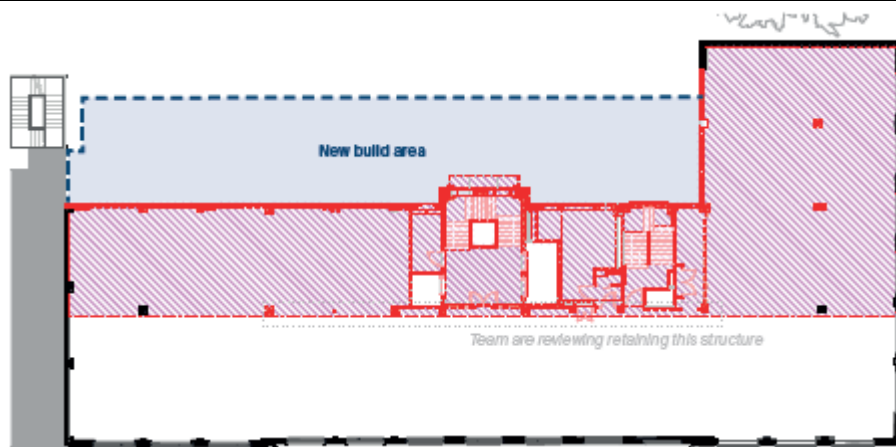


Figure 4: Typical internal floor demolition

- 6.15. A Whole Life Carbon assessment has been undertaken due to the substantial amount of demolition proposed (mostly internally to the building). In this case, largely due to the retention of large parts of the building including its frame, the development significantly better the minimum and aspirational benchmarks as shown in Table 1 above.
- 6.16. Therefore, it is considered that the proposed demolition is justified and is acceptable in respect of WLC noting the improvement on aspirational benchmarks as noted above.

Construction methodology

- 6.17. The scale and massing of the development is similar to that previously approved. Although there would be additional demolition on site and some additional built form on the upper floors of the development it is considered this would not lead to significant additional negative impacts to local sensitive receptors, including nearby residential properties and the adjacent Mary Ward House, to constitute a reason for refusal in this case, given that demolition and construction would be carefully controlled through a construction management plan and other measures secured through conditions and Section 106 legal agreement.

Biodiversity and Ecology

- 6.18. Planting would be provided at roof level and within the courtyard which would improve the biodiversity of the site. The amended design means the previously approved green wall at roof level cannot be provided. Details of the other greenery and planting proposed would be secured by the amended Condition 15, which is considered acceptable.
- 6.19. The application is not subject to Biodiversity Net Gain requirements as it is a minor material amendment only to an application that was granted permission in 2023 which is before the current BNG regulations commenced.
- 6.20. Therefore, the proposal is acceptable in sustainability terms.

7. Flood risk and drainage

- 7.1. Camden Local Plan Policy CC3 is relevant with regards to flood risk and drainage. The site is within Flood Zone 1 which identifies a low risk of flooding.
- 7.2. The approved water management strategy for the proposed development includes permeable paving in the rear courtyard and blue roofs on upper levels. As the result of the proposed design changes, as described in paragraph 1.2 above, which facilitate the provision of life science uses at this site, including the provision of additional plant equipment on the upper levels of the building, the amount of blue roof area has been reduced from 666sqm to 588sqm.

As a result of this reduction in available water storage on the building there is an increased surface water run-off rate of up to 2 litres per second compared to the approved development. The blue roof area and run-off rate were referenced specifically in Condition 13 and as such this condition needs to be updated.

7.3. The Council's Lead Local Flood Authority Officer has assessed the amended proposal and has confirmed support for the overall amended drainage strategy given the change in the end use. The proposed amendments to Condition 13 can therefore be accepted to reflect this change.

7.4. As such, the application is acceptable in flood risk and drainage terms, subject to conditions.

8. Transport

8.1. Camden Local Plan policies T1, T2, T3 and T4 and the Transport CPG are relevant with regards to transport issues.

Parking and Servicing

8.2. The proposed development would be car-free and supported by appropriate planning obligations such as a travel plan monitoring and measures contribution and limitations on access to parking permits. Electric and accessible parking provision would also be available, as per the previously approved application.

8.3. The cycle parking layout would change as part of this proposal, resulting in a significant reduction in the amount of cycle parking on site. The reductions are demonstrated in the table below.

Type of cycle parking	Approved	Proposed	% reduction
Long-stay	115	35	70%
Short-stay (larger space)	14 (6)	9 (1)	35% (83%)

8.4. The applicant has stated that life science uses are significantly less intensely occupied than a standard office use, and in terms of occupancy levels is more akin to a light industrial/research use. The Transport Officer has considered this position and raises no objections, noting that the cycle parking will also be of a good quality and easily accessible. As such, the proposed amendments to Condition 9 to reflect the changes described above are also considered acceptable. If the use reverts back to a standard office space in the future, then additional cycle parking must be provided. This will also be secured by the amended Condition 9.

8.5. In terms of servicing, the layout of the rear ground and first floors has been amended to incorporate a double height turning area for service vehicles using the rear shared service yard. The Addendum Transport Statement submitted in support of the application includes swept path plans which illustrate 6m long delivery vehicles can use this space for turning to both enter and exit the site in forward gear. The provision of this turning space is considered an improvement on the approved layout, particularly the provision of the double height aspect of the turning area. Refuse collection arrangements shall remain as approved.

Construction Management

8.6. The proposed development would require a number of construction vehicle movements to and from the site. The Council requires developers to minimise negative impacts on public safety,

damage and disturbance to property, and construction traffic. There is also the need to ensure that there is no cumulative impact with other developments in the area. The proposal could lead to some short-term amenity issues for local people and businesses, including from disturbances such as noise, vibration, dust and other emissions.

8.7. The previous approval secured a Construction Management Plan (CMP) which would aim to minimise the impact on public highway users and infrastructure and the local community. The final CMP would be secured by S106 legal agreement, in accordance with the requirements and ambitions of the previous approval. Full details would be submitted to and approved by the Council's Transport Officers prior to any works commencing on site, following further appropriate consultation with TfL, local residents, businesses and stakeholders (including the adjacent Mary Ward House), and the Camden Cycling Campaign. As mentioned above there will also be a structural heritage report of Mary Ward House undertaken to ensure that any potential impact on the fabric of this Grade I listed building can be effectively monitored during construction.

8.8. Officers are satisfied that with careful management, the development can be completed safely whilst minimising disturbance to local residents, business and the road network. A CMP implementation support contribution of £9,456 and a Construction Impact Bond of £15,000 would also be secured as S106 planning obligations in order to help manage impact on the local community, in accordance with Local Plan Policy A1.

Highways and Public Realm

8.9. Highway and pedestrian, cycling and environmental contributions shall be secured through Section 106 agreement as per the previously approved development.

9. Other relevant considerations

Employment and training

9.1. The proposed development would be likely to generate increased employment opportunities during the construction and end-use phases, and as such, the Council would aim to ensure that local people benefit from these opportunities by securing a package of employment and training obligations through a S106 legal agreement. These measures will be secured in accordance with the previous approval which includes construction phase apprentices and work placements, plus end user phase internships, as well as appropriate financial contributions.

9.2. The proposal is not required to provide a Fire Statement as it does not include any residential dwellings and is not a major development. However, the proposed development has been designed to reduce the risk to life and the risk of serious injury in the event of a fire, minimise the risk of fire spread, provide suitable means of escape, and provide suitable for firefighting arrangements.

10. Section 106 and CIL

10.1. The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area and are predominantly the same as with the previously approved development other than where shown *in italics and bold* below (and mentioned in the relevant sections above).

Contribution	Amount (£)
Deferred housing contribution assessment	N/a (maximum potential payment in lieu)

	of £745,500.00
Energy Efficiency & Renewable Energy plan	N/a
Sustainability plan	N/a
Delivery and servicing plan	N/a
Car free development	N/a
Highways contribution	£52,730.35
CMP and related implementation support contribution (<i>with community consultation including Mary Ward House required</i>)	£9,456
Construction Impact Bond	£15,000
Travel Plan monitoring contribution	£10,323
Pedestrian, Cycling and Environmental scheme contribution	£50,000
Level plans	N/a
Training and employment including construction apprenticeships	£25,000
Local procurement	N/a
<i>Meeting between operators and tenants to promote employment and skills initiatives</i>	<i>N/a</i>
<i>Structural heritage report for Mary Ward House</i>	<i>N/a</i>

10.2. The proposal would be liable for both the Mayor of London's CIL2 (MCIL2) and Camden's CIL due to the net increase in floorspace. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

10.3. An informative would be attached on any decision notice advising the applicant of these charges. The final charges would be decided by Camden's CIL team.

11.Recommendation

11.1. Grant conditional planning permission, subject to conditions and obligations.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th October 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: 2024/1267/P
Contact: Christopher Smith
Tel: 020 7974 2788
Date: 3 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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DRAFT
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:
1-6 Tavis House
Tavistock Square
London
WC1H 9NA

DECISION
Proposal: Minor Material Amendment through the variation of conditions 2 (drawing numbers), 9 (cycle parking), 13 (sustainable drainage) and 15 (green wall) to planning permission 2021/6105/P dated 01/12/2023 (for refurbishment and extension of existing building) to provide amendments to external rear facades, rooftop plant and other associated works.

Drawing Nos:

Existing drawings

TAH-ORM-ZZ-ZZ-DR-A-12099, TAH-ORM-ZZ-00-DR-A-12000 P02, TAH-ORM-ZZ-01-DR-A-12001 P02, TAH-ORM-ZZ-04-DR-A-12002 P02, TAH-ORM-ZZ-07-DR-A-12003 P02, TAH-ORM-ZZ-08-DR-A-12004 P02, TAH-ORM-ZZ-RF-DR-A-12005 P02, TAH-ORM-ZZ-LG-DR-A-12006 P02, TAH-ORM-ZZ-AA-DR-A-12300 P02, TAH-ORM-ZZ-BB-DR-A-12301 P02, TAH-ORM-ZZ-WE-DR-A-12400 P02, TAH-ORM-ZZ-EA-DR-A-12401 P02, TAH-ORM-ZZ-SO-DR-A-12402 P03; 2200531-EWP-ZZ-B1-DR-C-0090.

Demolition drawings

222-GSA-XX-00-DR-A-1610 P02, 222-GSA-XX-01-DR-A-1611 P02,
222-GSA-XX-02-DR-A-1612 P02, 222-GSA-XX-03-DR-A-1613 P02,
222-GSA-XX-04-DR-A-1614 P02, 222-GSA-XX-05-DR-A-1615 P02,
222-GSA-XX-06-DR-A-1616 P02, 222-GSA-XX-07-DR-A-1617 P02,

222-GSA-XX-08-DR-A-1618 P02, 222-GSA-XX-09-DR-A-1619 P02,
222-GSA-XX-B1-DR-A-1609 P02, 222-GSA-XX-ZZ-DR-A-1801 P02,
222-GSA-XX-ZZ-DR-A-1800 P02, 222-GSA-XX-ZZ-DR-A-1802 P02.

Proposed drawings

222-GSA-XX-00-DR-A-2100 P07, 222-GSA-XX-01-DR-A-2101 P06,
222-GSA-XX-02-DR-A-2102 P06, 222-GSA-XX-03-DR-A-2103 P06,
222-GSA-XX-04-DR-A-2104 P06, 222-GSA-XX-05-DR-A-2105 P06,
222-GSA-XX-06-DR-A-2106 P06, 222-GSA-XX-07-DR-A-2107 P06,
222-GSA-XX-08-DR-A-2108 P06, 222-GSA-XX-09-DR-A-2109 P05,
222-GSA-XX-RF-DR-A-2110 P04, 222-GSA-XX-B1-DR-A-2111 P04,
222-GSA-XX-ZZ-DR-A-2210 P03, 222-GSA-XX-ZZ-DR-A-2211 P03,
222-GSA-XX-ZZ-DR-A-2301 P03, 222-GSA-XX-ZZ-DR-A-2300 P03,
222-GSA-XX-ZZ-DR-A-2302 P03; 2200531-EWP-ZZ-B1-SK-C-0900, 2200531-EWP-ZZ-
GF-SK-C-1000, 2200531-EWP-ZZ-00-SK-C-5000.

Documents - Original Application

Cover letter by Gerald Eve dated 10.12.2021; Design and Access Statement by Orms dated 10.12.2021; Heritage and Townscape Statement by Jon Lowe Heritage dated 10.12.2021; Daylight, Sunlight & Overshadowing Report by Point 2 dated November 2021; Financial Viability Assessment by DS2 dated 15.12.2021; Noise Assessment Report by Hoare Lee rev 1 dated 16.11.2021; Town Planning Statement by Gerald Eve dated 10.12.2021; Statement of Community Involvement by Kanda dated 10.12.2021; Transport Statement by Motion dated 03.12.2021; Planning response - facades updated dated 10.03.2022; Air Quality Assessment by Hoare Lee rev 02 dated 08.12.2021; Energy Statement by Twin Earth dated 10.12.2021; Sustainability Statement by Twin Earth dated 10.12.2021; Flood Risk Assessment by Elliot Wood dated 10.12.2021; Surface Water Drainage Statement by Elliot Wood dated 07.02.2022; GLA Carbon emission reporting spreadsheet v1.2; Camden LLFA SUDS proforma; London Sustainable Drainage Proforma.

Documents - MMA Application

Financial Viability Assessment - update letter dated March 2024; Construction Management Plan pro forma; Daylight, sunlight and overshadowing report dated March 2024; Addendum Transport Statement dated March 2024; Noise Assessment Report dated August 2024; Air Quality Confirmation Statement dated June 2024; Heritage and Townscape Assessment dated April 2024; Energy Statement dated March 2024; Sustainability Statement dated March 2024; Flood Risk Assessment dated March 2024; Surface Water Drainage Statement dated March 2024; Framework Travel Plan dated March 2024; Design and Access Statement dated March 2024; Covering letter dated March 2024; Pre-Refurbishment Audit Report dated May 2024; Addendum to Design and Access Statement dated June 2024; Camden LLFA SUDS proforma; Whole Life Carbon Assessment dated July 2024; Explanatory note to address construction impacts associated with Mary Ward House dated August 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:

Existing drawings

TAH-ORM-ZZ-ZZ-DR-A-12099, TAH-ORM-ZZ-00-DR-A-12000 P02, TAH-ORM-ZZ-01-DR-A-12001 P02, TAH-ORM-ZZ-04-DR-A-12002 P02, TAH-ORM-ZZ-07-DR-A-12003 P02, TAH-ORM-ZZ-08-DR-A-12004 P02, TAH-ORM-ZZ-RF-DR-A-12005 P02, TAH-ORM-ZZ-LG-DR-A-12006 P02, TAH-ORM-ZZ-AA-DR-A-12300 P02, TAH-ORM-ZZ-BB-DR-A-12301 P02, TAH-ORM-ZZ-WE-DR-A-12400 P02, TAH-ORM-ZZ-EA-DR-A-12401 P02, TAH-ORM-ZZ-SO-DR-A-12402 P03; 2200531-EWP-ZZ-B1-DR-C-0090.

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Proposed drawings

222-GSA-XX-00-DR-A-2100 P07, 222-GSA-XX-01-DR-A-2101 P06, 222-GSA-XX-02-DR-A-2102 P06, 222-GSA-XX-03-DR-A-2103 P06, 222-GSA-XX-04-DR-A-2104 P06, 222-GSA-XX-05-DR-A-2105 P06, 222-GSA-XX-06-DR-A-2106 P06, 222-GSA-XX-07-DR-A-2107 P06, 222-GSA-XX-08-DR-A-2108 P06, 222-GSA-XX-09-DR-A-2109 P05, 222-GSA-XX-RF-DR-A-2110 P04, 222-GSA-XX-B1-DR-A-2111 P04, 222-GSA-XX-ZZ-DR-A-2210 P03, 222-GSA-XX-ZZ-DR-A-2211 P03, 222-GSA-XX-ZZ-DR-A-2301 P03, 222-GSA-XX-ZZ-DR-A-2300 P03, 222-GSA-XX-ZZ-DR-A-2302 P03; 2200531-EWP-ZZ-B1-SK-C-0900, 2200531-EWP-ZZ-GF-SK-C-1000, 2200531-EWP-ZZ-00-SK-C-5000.

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Cover letter by Gerald Eve dated 10.12.2021; Design and Access Statement by Orms dated 10.12.2021; Heritage and Townscape Statement by Jon Lowe Heritage dated 10.12.2021; Daylight, Sunlight & Overshadowing Report by Point 2 dated November 2021; Financial Viability Assessment by DS2 dated 15.12.2021; Noise Assessment Report by Hoare Lee rev 1 dated 16.11.2021; Town Planning Statement by Gerald Eve dated 10.12.2021; Statement of Community Involvement by Kanda dated 10.12.2021; Transport Statement by Motion dated 03.12.2021; Planning response - facades updated dated 10.03.2022; Air Quality Assessment by Hoare Lee rev 02 dated 08.12.2021; Energy Statement by Twin Earth dated 10.12.2021; Sustainability Statement by Twin Earth dated 10.12.2021; Flood Risk Assessment by Elliot Wood dated 10.12.2021; Surface Water Drainage Statement by Elliot Wood dated 07.02.2022; GLA Carbon emission reporting spreadsheet v1.2; Camden LLFA SUDS proforma; London Sustainable Drainage Proforma.

Documents - MMA Application

Financial Viability Assessment - update letter dated March 2024; Construction Management Plan pro forma; Daylight, sunlight and overshadowing report dated March 2024; Addendum Transport Statement dated March 2024; Noise Assessment Report dated August 2024; Air Quality Confirmation Statement dated June 2024; Heritage and Townscape Assessment dated April 2024; Energy Statement dated March 2024; Sustainability Statement dated March 2024; Flood Risk Assessment dated March 2024; Surface Water Drainage Statement dated March 2024; Framework Travel Plan dated March 2024; Design and Access Statement dated March 2024; Covering letter dated March 2024; Pre-Refurbishment Audit Report dated May 2024; Addendum to Design and Access Statement dated June 2024; Camden LLFA SUDS proforma; Whole Life Carbon Assessment dated July 2024; Explanatory note to address construction impacts associated with Mary Ward House dated August 2024.

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

3 Detailed drawings / samples

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 before the relevant part of the work is begun:

- a) Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;
- b) 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). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials;
- c) Plan, coloured elevation and section drawings of a typical rear elevation bay at a scale of 1:20;
- d) Plan, coloured elevation and section drawings of a typical front entrance bay at a scale of 1:20.

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 policies D1 and D2 of the Camden Local Plan 2017.

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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 Camden Local Plan 2017.

5 Plant noise standards

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of neighbouring noise sensitive receptors and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

6 Anti-vibration measures

Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

7 Waste storage / removal

The ground floor refuse and recycling store shall be provided prior to the first occupation of the building 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 policies A1 and CC5 of the Camden Local Plan 2017.

8 Electric Vehicle Charging Points (EVCP)

The development shall not be occupied until 1 passive EVCP is provided adjacent to the disabled parking space and 1 active EVCP is provided adjacent to the service yard / loading bay.

The electric vehicle charging points shall be permanently retained and maintained thereafter.

Reason: To ensure that the development promotes the use of sustainable transport means and the use of low emission vehicles in accordance with policy T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

9 Installation of cycle parking

Prior to first occupation of the development, 35 long-stay cycle parking spaces shall be provided for staff within the basement cycle store as shown on the approved drawing.

9 short-stay spaces shall be provided within the ground floor cycle store as shown on the approved drawing, which shall include 1 larger space for non-standard cycles which are clearly demarked as such.

The cycle storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

In the event that the building operates as office (Use Class E(i)), 115 long stay cycle spaces and 14 short stay cycle parking spaces will be provided.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.

10 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

11 Details of mechanical ventilation

Prior to commencement of development (excluding demolition and site preparation works) on site, full details 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 other relevant sources of emissions 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 Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

12 Air source heat pump details

Prior to commencement of above ground works (excluding demolition and site preparation works), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps 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 access arrangements, shall be provided.

The equipment 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 of the London Borough of Camden Local Plan 2017.

13 SuDS: Further details

Prior to commencement of above ground works (excluding demolition and site preparation works), full details of the sustainable drainage system [including 588sqm blue roof at 8th and 9th floor level] shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a run-off rate conforming to the greenfield run-off rate or other rate of 2.0l/s approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

*The proposed SuDS or drainage measures including storage capacities;

*The proposed surface water discharge rates or volumes.

Systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

14 SuDS: Evidence of installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

15 Green wall details

Prior to commencement of above ground works (excluding demolition and any site preparation works), full details in respect of the green walls surrounding the UKPN substation/bin store shall be submitted to and approved in writing by the local planning authority. Details of the green walls provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof.

The building shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan.

16 Terrace hours of use

The external terraces as shown on the approved drawings shall not be used outside the following times 08:00 to 21:00 Monday to Sunday.

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

17 Noise breakout

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 18 Air quality monitoring should be implemented on site. No development shall take place until:
- (a) prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - (b) a confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details; and
 - (c) prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 19 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.

- 20 Ventilation/extraction systems associated with any fume and microbiological cupboards/cabinets (including consideration of the flue/exhaust termination discharge heights that are required for adequate dispersion) shall be installed, operated and maintained thereafter in accordance with relevant national and industry standards, codes of practice and best technical guidance, including:

- * Building Regulations (as relevant at the time of installation)
- * BS EN 14175: 'Fume Cupboards' Parts 1 to 7
- * BS 7989:2001: Specification for recirculatory filtration fume cupboards

* BS 5726 - various: Microbiological safety cabinets

Reason: In order to comply with Policy CC4 of the Local Plan 2017 and Policy SI 1 of the London Plan 2021.

- 21 Prior to first occupation of the development, drawings and data sheets showing the location, extent (at least no.22 panels) and energy generation capacity (at least 6.6kWp) and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The extent and generation capacity should be maximised following the final roof design. 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 of the London Borough of Camden Local Plan 2017.

- 22 Prior to first occupation of the proposed development details of the proposed Emergency Diesel Generator Plant and any associated abatement technologies including make, model and emission details including dispersion modelling shall have been submitted to and approved by the Local Planning Authority in writing. Generators should be appropriately sized for life saving functions only, alternatives to diesel fully considered and testing minimised. The flue/exhaust from the generator should be located away from air inlet locations or publicly accessible spaces and any emissions shown to adequately disperse. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter every three years to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

- 2 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).
- 3 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.
- 4 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.

- 5 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.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 7 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.
- 8 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 9 Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".
- 10 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted 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 permission will not require the approval of a BGP before development is begun because planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

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