

Application ref: 2024/0600/P
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Date: 20 January 2025

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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

22 Upper Woburn Place
London
WC1H 0HW

Proposal:

Replacement of side entrance door, replacement of existing roof lanterns, installation of two new roof lanterns and installation of seven new condenser units with associated acoustic enclosures.

Drawing Nos: A-001-P3; A-100-P3; A-101-P3; A-102-P3; A-300-P1; A-301-P1; A-302-P1; A-200-P5; A-201-P9; A-202-P1; A-400-P3; A-401-P3; A402-P5; A-600-P4; A-601-P1; Rear roof plan maintenance routes dated 04.07.2024; 31033/01 Rev C; Skyline patent glazing system brochure; Cooling hierarchy statement dated July 2024 and Hann Tucker Noise Assessment Report dated 28/11/2023 (30738/PNA1 Rev 2)

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: A-001-P3; A-100-P3; A-101-P3; A-102-P3; A-300-P1; A-301-P1; A-302-P1; A-200-P5; A-201-P9; A-202-P1; A-400-P3; A-401-P3; A402-P5; A-600-P4; A-601-P1; Rear roof plan maintenance routes dated 04.07.2024; 31033/01 Rev C; Skyline patent glazing system brochure; Cooling hierarchy statement dated July 2024 and Hann Tucker Noise Assessment Report dated 28/11/2023 (30738/PNA1 Rev 2)

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

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

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

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

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

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

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

Informative(s):

- 1 Reasons for granting permission.

The property is a ground and lower ground floor office within a larger block (Endsleigh Court) covering 9 floors above ground level which is a mix of commercial units on the lower floors and residential properties above, just north of Tavistock Place. The property is not listed but does lie within the Bloomsbury Conservation Area, to which it makes a positive contribution. The rear of the property is completely surrounded by other large buildings of similar height and there are two large trees located directly to the rear of the site. The site is split

across two sections (northwest block and southwest block), connected with a link corridor at lower ground floor level. The southwest block has 9 full or partial floors above it, and the northwest is just the lower ground floor with roof lanterns located on the existing flat roof.

The proposal seeks to refurbish the existing office space by changing a side entrance door, replacing existing roof lanterns and proposing two new roof lanterns at the rear lower ground floor level and the installation of five air source heat pump condenser units within an acoustic enclosure within a lightwell at the rear lower ground floor level. Proposed changes to the front entrance door have been withdrawn from the application.

The proposed replacement roof lanterns on the northwest block are double glazed and the frames made of powder coated aluminium which replace existing single glazed aluminium framed lanterns located on the rear lower ground floor office space. These lanterns are identical in size and shape and location but will include openable panes to allow for some natural ventilation. The two new roof lanterns are located on a projecting section of lower ground floor roof at the rear of the southwest block. The location is under the canopy of the two large trees located at the rear of the site. The new lanterns will also be made of powder coated aluminium and double glazing and will bring more light into this part of the lower ground floor. The designs of both the new and replacement double glazed lanterns are in keeping with the existing building and also the character and appearance of the conservation area.

The replacement side door is at lower ground floor level and faces out into a service yard/parking area to the southwest. The proposed door is in a Crittall style with a mix of solid panels at the bottom and glazed panels in the top and a fan light above. The design is in keeping with the style of the building and the character and appearance of the conservation area and is therefore acceptable.

The proposal also seeks to replace existing air-conditioning units with (air to air) air source heat pumps which can also be used for comfort cooling. Some of these units will be dedicated to cooling server rooms, but the rest will be used for heating and cooling the office space. The applicants have provided a cooling hierarchy statement and thermal modelling for the space and explained how the whole space has been assessed to improve and promote natural cooling and prevent heat ingress into the building, which the Sustainability Team are now content with and are happy to support the proposal. As such the proposals are in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

The Council's Environmental Health team have raised no objections to the proposed replacement plant from a noise perspective and recommended appropriate conditions. Therefore, the proposal is in line with policies A1 and A4 of the Camden Local Plan 2017.

2 Reasons for granting permission continued

There are no amenity concerns raised as a result of the proposals. This is because the most of lanterns are replacing existing and the new lanterns are at

ground floor level located on a flat roof below a large tree, and therefore light spill and privacy are not considered to be worsened by their inclusion to the residential properties above. The replacement plant has been assessed to be acceptable from a noise nuisance perspective and is located in acoustic housings. Conditions have been attached to ensure that the replacement plant noise is kept to an acceptable level.

The Bloomsbury CAAC were consulted and have not commented. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).
- 4 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.
- 5 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.

6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (“1990 Act”) is that planning permission granted in England is subject to the condition (“the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there

are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

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

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

You can find advice about your rights of appeal at:

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

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



Daniel Pope
Chief Planning Officer