

Application ref: 2024/3814/P
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Date: 3 February 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

Chris Dyson Architects
1 Fashion Street
London
E1 6LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
1st to 3rd Floor
87 Leather Lane
London
EC1N 7TS

Proposal:

Installation of air conditioning condenser unit in central roof valley, new vents within the roof slopes, slim-line double glazing in all modern windows, new dormer window opening within the mansard roof on the rear elevation and new lead-clad central roof valley access hatch on inward slope of rear roof pitch, replacement of timber screen on the first-floor side elevation and removal and replacement of section of lean-to roof with new roof lights.

Drawing Nos: Site location plan; 0514 A 00 0000 rev 00; 0514_A_0010 rev 00; 0514_A_00_1000 rev 03; 0514_A_00_1001 rev 02; 0514_A_00_1100 rev 00; 0514_00_1200 rev 02; 0514_A_10_1000 rev 02; 0514_A_10_1001 rev 02; 0514_A_10_1100 rev 03; 0514_A_10_1200 rev 02; 0514_A_10_1201 rev 01; 0514_01_1422 rev 03; 0514_A_1423 rev 03; 0514_A_1450 rev 03; 0514_A_1451 rev 00; Heritage Appraisal prepared by The Heritage Practice dated November 2024. Addendum Report for Overheating Analysis prepared by Eight Versa dated 31/01/2025; Overheating Analysis prepared by Eight Versa dated 18/11/2024; Acoustic Report prepared by Noico Noise Control dated 29/01/2025.

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:

Site location plan; 0514 A 00 0000 rev 00; 0514_A_0010 rev 00; 0514_A_00_1000 rev 03; 0514_A_00_1001 rev 02; 0514_A_00_1100 rev 00; 0514_00_1200 rev 02; 0514_A_10_1000 rev 02; 0514_A_10_1001 rev 02; 0514_A_10_1100 rev 03; 0514_A_10_1200 rev 02; 0514_A_10_1201 rev 01; 0514_01_1422 rev 03; 0514_A_1423 rev 03; 0514_A_1450 rev 03; 0514_A_1451 rev 00; Hertiage Appraisal prepared by The Heritage Practice dated November 2024. Addendum Report for Overheating Analysis prepared by Eight Versa dated 31/01/2025; Overheating Analysis prepared by Eight Versa dated 18/11/2024; Acoustic Report prepared by Noico Noise Control dated 29/01/2025.

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

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

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

- 4 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.

- 6 Prior to the relevant part of the works details demonstrating that the air conditioning unit to be installed in the building achieves a Seasonal Coefficient of Performance (SCOP) of at least 3.8, with the aim of minimising its global warming potential, shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the approved details have been installed and these works shall be permanently retained and maintained thereafter.

Reason: To ensure the development secures the appropriate energy and resource efficiency measures in accordance with the requirements of policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Design and Heritage

The proposal involves a number of alterations to the existing mid-terrace Grade II listed building as part of refurbishment works to the maisonette that extends over the 1st to 3rd floors of the building.

Air conditioning unit:

The proposal would include the installation of a new air conditioning unit within the central area of the valley roof. The air conditioning unit would be modest in size and would not be visible from the street. It would be considered acceptable in terms of its location and size.

Replacement glazing:

The first and second floors of this Grade II listed building retains much of their early 18th century character and the existing historic windows retain early glass. It is proposed to install slim line double glazing within the existing timber frames in the modern windows. All of the historic windows and glazing at first and second floor level will be retained with the replacement of one vented pane with glazing to match. It is proposed to replace the windows in the third floor within the mansard on the front elevation and all the glazing in the windows in the rear elevation which are all modern replacements. The replacement of the modern glazing with new slim-lined double glazing would not result in the loss of any historic fabric and would not harm the character or appearance of the building or the conservation area.

Rear dormer window:

The existing mansard roof appears to be a later addition to the building. It is proposed to install a new dormer window within the rear roof slope of the mansard. The neighbouring buildings have little consistency at roof level with the 3 properties having different numbers and designs of dormer windows within their mansards. Ordinarily the installation of a new dormer in roof of a listed building would not be acceptable unless there was evidence of it reinstating a previous historic condition. However, in this instance the alteration is considered to be acceptable as it does not involve the loss of lath and plaster finish (the mansard at this point is internally lined out in plasterboard). The roof structure itself has been rebuilt in the C20th and although historic timbers

definitely exist within the roof structure this part of the roof does not include any. There is no consistent pattern of rear dormers across the rear elevations. Nos. 83, 85 and 89 all have modern roofs with dormers of varying design to the front and rear elevations. No. 85 has a similar dormer window that provides light to the staircase and this element of the proposals in relation to no. 87 would therefore accord with the general (though inconsistent) character of the listed group. The proposed dormer would be introduced to later fabric and would not cause harm to the building's special interest or significance.

New access within the roof:

It is also proposed to reconfigure the inward facing slope of the rear roof to create a new access to the area between the two roof forms. There is already a dormer type door access at roof level. In order to provide enhanced access to outdoor plant and for improved maintenance of the valley between the roofs, a new access is proposed. The access would not be publicly visible and would not harm the character or appearance of the building, the terrace of which it forms a part or the character or appearance of the conservation area.

2 Boundary screen:

At first floor level there is an existing 1.7m high timber screen that runs along the southern side shared boundary at the rear with no. 85. It is proposed to replace this with a new timber screen that is similar in height and length. This would not result in any additional harm to the character or appearance of the building or to public views from the courtyard area that serves the Bourne Estate at the rear.

Works to 2 storey rear extension:

There is an existing two storey brick-built extension at the rear which serves the modern staircase. It appears to date from 1900-1920. The proposal would include the replacement of the sloping slate roof to install a glazed section above the internal stair. The pitch and overall character and appearance of the roof would be retained and would not harm the character or appearance of the historic building or conservation area.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Sustainability:

The proposal includes the installation of a new air conditioning unit within the central part of the valley roof. Normally the Council do not normally support the installation of mechanical cooling in a residential property. The applicant has submitted an Overheating report which includes an assessment against the cooling hierarchy as required under the CPG Energy efficiency and adaptation (2021). The cooling hierarchy confirms that in order to minimise the need for active cooling, various energy efficiency and passive design measures, as well as the use of mechanical ventilation, have been employed in the dwelling to minimise and manage the amount of heat in the dwelling. Despite these

measures, the dynamic simulation has found that the passive design steps outlined in the cooling hierarchy are not sufficient to mitigate the risk of overheating. In addition, due to excessive noise levels, it is not possible to keep windows opened during the day. The Council's Environmental Health officer has reviewed the overheating assessment and has confirmed that the property experiences excessive noise levels particularly during the day. Given the above, it is accepted that the windows in the maisonette will have to remain closed. Therefore, the use of active cooling to provide comfort to the occupants of the dwelling is considered appropriate in this instance. The use of active cooling would be required for all the rooms in the property (an upper floor maisonette). The Council's sustainability officer has reviewed the information and is satisfied with the details subject to a condition to ensure that the new air conditioning unit would use as low a global warming potential (GWP) refrigerant as possible.

Amenity:

The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the air conditioning unit is considered acceptable in terms of noise. The standard noise conditions would be attached to ensure the air conditioning unit meets the noise and vibration criteria.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A3, A4, D1, D2, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS

(tel: 020-7974 6941).

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

7. Biodiversity Net Gain (BNG) Informative (1/2)
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

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

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

+ Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

8. Biodiversity Net Gain (BNG) Informative (2/2):

+ 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer