

Application ref: 2024/3022/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 5 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

HGH Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1-4 Lansdowne Terrace and 89-92 Guilford Street
London
WC1N 1DJ**

Proposal:

Erection of single-storey mansard roof extension to all eight existing townhouses and erection of five-storey rear extension to no.1 Lansdowne Terrace to provide improved student accommodation (Sui Generis). Provision of refuse and cycle storage, private and communal amenity space, and landscaping.

Drawing Nos: Existing Drawing Nos:

(Prefix 2327) E000 P1, E100 P1, E101 P1, E02 P1, E103 P1, E104 P1, E105 P1, E110 P1, E130 P1, E160 P1, E161 P1, E162 P1, E163 P1, E164 P1, E165 P1, E300 P1, E310 P1, E320 P1, E330 P1, E500 P1, E510 P1, E520 P1, E530 P1, E600 P1, E610 P1, E620 P1, E630 P1, E800 P1, E810 P1, E820 P1, E830 P1

Proposed Drawing Nos:

(Prefix 2327) P010 P1, P100 P1, P101 P1, P102 P1, P103 P1, P104 P1, P105 P1, P106 P1, P110 P1, P120 P1, P140 P1, P141 P1, P142 P1, P143 P1, P150 P1, P151 P1, P152 P1, P153 P1, P160 P1, P161 P1, P162 P1, P163 P1, P164 P1, P165 P1, P300 P1, P301 P1, P310 P1, P320 P1, P340 P1, P500 P1, P501 P1, P510 P1, P520 P1, P540 P1, P600 P1, P601 P1, P610 P1, P620 P1, P640 P1, P800 P1, P801 P1, P810 P1, P820 P1, P840 P1, PAAS P1

Documents:

Covering Letter (prepared by HGH Consulting, dated 18 July 2024), Planning

Statement (prepared by HGH Consulting, dated July 2024), Design and Access Statement (prepared by Burd Howard Architects, dated July 2024), Heritage Statement (prepared by Icení, dated July 2024), Access Statement (prepared by Keith Garner, dated 15 July 2024), Fire Safety Strategy (prepared by Jensen Hughes, dated 28 June 2024), Flood Risk Assessment (prepared by Price & Myers, dated June 2024), Noise Impact Assessment (prepared by Max Fordham, dated July 2024), Preliminary Ecological Appraisal (prepared by MKA Ecology, dated July 2024), Structural Engineer Report and Drawings (prepared by Price & Myers, dated June 2024), Sustainability Statement (prepared by Max Fordham, dated 11 July 2024)

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

Condition(s) and Reason(s):

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

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

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

Existing Drawing Nos:

(Prefix 2327) E000 P1, E100 P1, E101 P1, E02 P1, E103 P1, E104 P1, E105 P1, E110 P1, E130 P1, E160 P1, E161 P1, E162 P1, E163 P1, E164 P1, E165 P1, E300 P1, E310 P1, E320 P1, E330 P1, E500 P1, E510 P1, E520 P1, E530 P1, E600 P1, E610 P1, E620 P1, E630 P1, E800 P1, E810 P1, E820 P1, E830 P1,

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(Prefix 2327) P010 P1, P100 P1, P101 P1, P102 P1, P103 P1, P104 P1, P105 P1, P106 P1, P110 P1, P120 P1, P140 P1, P141 P1, P142 P1, P143 P1, P150 P1, P151 P1, P152 P1, P153 P1, P160 P1, P161 P1, P162 P1, P163 P1, P164 P1, P165 P1, P300 P1, P301 P1, P310 P1, P320 P1, P340 P1, P500 P1, P501 P1, P510 P1, P520 P1, P540 P1, P600 P1, P601 P1, P610 P1, P620 P1, P640 P1, P800 P1, P801 P1, P810 P1, P820 P1, P840 P1, PAAS P1,

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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 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) Typical details of new railings/balustrades at a scale of 1:10;

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Details (at a scale of no less than 1:20) of the front dormers.

e) Samples and/or manufacturer's details of new facing materials for the mansard roof and rear elevation (to be provided on site and retained on site during the course of the works).

f) Details (at a scale of no less than 1:20) of the rooftop ASHP enclosures.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 Prior to the relevant part of the work is begun, details of secure and covered cycle storage area for 44 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 6 Prior to the relevant part of the work is begun, full details in respect of the biodiverse green roofs (as shown in drawing 2327_P106_P1) shall be submitted to and approved in writing by the local planning authority. The design of the green roof should follow the definition of Biodiverse Green roof in the GRO Green Roof Code 2021, and details submitted shall include the following:

The development shall not be carried out otherwise than in accordance with

the details thus approved and shall be fully implemented before the premises are first occupied.

- a) Maintenance plan;
- b) A section at a scale of 1:20 showing substrate depths
- c) Planting schedule
- d) Other habitat features to be included

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 7 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 all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises are 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.

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

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the relevant part of the work is begun, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units 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 policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 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 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 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.
- 6 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan

using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

7 Biodiversity Net Gain (BNG)

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 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.

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

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73

planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

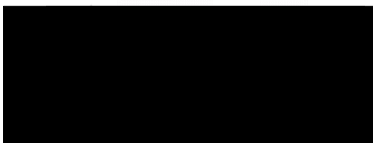
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the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