

Application ref: 2024/3935/P
Contact: Blythe Smith
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Date: 6 March 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

DP9 Ltd.
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31-32 and 33-34
Alfred Place
London
WC1E 7DP

Proposal:

Installation of two condensers within the existing ground floor lightwell, installation of two pavement lights, changes to ground floor front elevation, revised plant arrangement at 1st and 5th floor levels; retention of PV panels and omission of the living roof at 2nd floor, adjustment to door location at 5th floor terrace and new step and revision to the AOV and lift overrun at roof level.

Drawing Nos: Cover letter dated 04/09/2024; Design Statement dated 30/01/2024; Environmental Noise Survey and Plant Noise Assessment Report dated 24/07/2024; Air Conditioning statement dated April 2018; Alternative Condenser Location Air Quality Statement; P100/B; P101/B; P102/B; P105/B; P107/B; P120/C, P121/C; P130/C; P001/A; P200/E; P201/C; P202/F; P205/E; P207/E; P400/F; P401/H; P402-; P500/H.

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:

Cover letter dated 04/09/2024; Design Statement dated 30/01/2024; Environmental Noise Survey and Plant Noise Assessment Report dated 24/07/2024; Air Conditioning statement dated April 2018; Alternative Condenser Location Air Quality Statement; P100/B; P101/B; P102/B; P105/B; P107/B; P120/C, P121/C; P130/C; P001/A; P200/E; P201/C; P202/F; P205/E; P207/E; P400/F; P401/H; P402-; P500/H.

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 5th floor and 7th floor roof terraces hereby approved shall be used by the occupiers of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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

- 6 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 Reason for granting approval:

The proposals include the installation of 2no. condenser units to the lightwell on ground floor and various alterations including new windows, doors, roof terraces and plant enclosures and PV, many of which have been approved under application 2022/2256/P dated 16/09/2022, and the alterations which differ are covered below.

The lightwell area has no visibility from the public realm and therefore the proposed condenser units would not detract from the overall appearance of the building, nor impact on the wider streetscape or conservation area.

On the front elevation, the approved glazing pattern would be changed to remove the openable parts of the windows. The amendments would follow the same dimensions as approved, with tripartite panels and the location of doors and windows would be a previously consented. An additional rooflight would also be installed. At 7th floor level, the lift enclosure and plant enclosure would now be finished in render. At fifth floor, a door to the terrace would be moved slightly to the south. The existing stair enclosure would be retained. In the context of the wider application site, this change is considered to be acceptable and would not alter significantly from the approved scheme.

At 7th floor level, minor changes to the location of plant and access from the stair and lift enclosure are proposed. New low level safety lighting within the terrace is also proposed. The general massing and appearance at this level would be largely the same as previously consented, and there is little visibility of this level from the public realm.

At first floor level to the rear, the approved plant unit would be slightly relocated and would be a larger unit than previously allowed. The location is similar to the approved under 2022/2256/P, and the unit would only be slightly larger than the approved one. Noise and air quality notes have been submitted demonstrating no new harm compared to the approved.

Finally, due to structural reasons with the building, the previously proposed green roof under application 2022/2256/P is now not feasible. As such, the development description and green roof condition (condition 5), are revised to allow for the green roof not to be installed.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A noise impact assessment has been

submitted and reviewed by the Council's Environmental Health team who deem it to be satisfactory in terms of the noise and vibration impact on neighbouring properties. Conditions are attached to ensure that noise levels comply with the Council's minimum standards.

The proposed condenser units would replace existing ones and the building already benefits from active cooling. The new units would be more modern and efficient and are considered an improvement over the existing. As such, the use of active cooling is accepted in this instance.

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.

As such, the proposed development is in general accordance with policies A1, A4, 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.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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, 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.

++ 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).

6 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer