

Application ref: 2025/1223/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Vernon House
23 Sicilian Avenue
WC1A 2QS

Proposal: Details to part discharge condition 6 (hard and soft landscaping - bin enclosures, timber screens and metal external staircase), condition 8 (external noise levels from plant), and condition 11 (photovoltaic cells (PV's) required by planning permission ref 2022/3301/P dated 11/10/2023 for External alterations including installation of new condenser plant area to the rear of the building at lower ground floor level, installation of new plant and solar panels on the roofs of all buildings, erection of new stair core extension on the roof, extension to mansard roof on the north west part of the building, replacement shopfronts, installation of new curved entrance sliding doors with canopy and timber panelling at first floor level on Southampton Row, new external doors to office entrances fronting onto Sicilian Avenue, installation of new external metal stair, replacement of windows at lower ground floor level on the rear elevation of no. 21, amalgamation of 3 retail units to 2 enlarged single units in Vernon and Sicilian House, creation of cycle spaces and changing facilities in basement of no. 21 and associated internal works including removal of masonry walls and new structural openings and removal of timber stairs between basement and ground floor levels of no. 21, removal of ground floor stairs in Vernon and Sicilian House, replacement external metal stairs, new lifts and doors.

Drawing Nos: 383 (GA) 108-01 rev C7; 383 (GA) 108-02 rev C7; 383 (EW) 400 rev C2; 383 (EW) 410 rev C2; 383 (EW) 412 rev C2; 383 (EW) 415 rev C1; 4510-VSH-ML-DR-X-00005 rev C01; BQ-4510-VSH-ML-DR-X-00006 rev C01; Report to Discharge

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 6 - hard and soft landscaping (part discharged):

Condition 6 of planning permission 2023/4648/P required details of all hard and soft landscaping, means of enclosure of all unbuilt, open area to be submitted. The submitted details relate to the external service yard area which is mainly tarmacked over and includes an informal bin area and a substation. Details of the bin enclosures and associated timber screens and the metal external stair leading from the ground floor to basement service yard levels have been submitted. The applicant has confirmed that the details of the planters, the painted tarmac details, and wall art that was included in the parent permission are not included within the scope of this application. An informative will be added to any permission to remind the applicant that this information is outstanding.

The timber screens and metal stair are generic in terms of appearance and materials. The information has been reviewed by the Council's Conservation officer who is satisfied with the details. Condition 6 can therefore be part discharged.

Condition 8 - external noise levels:

A noise report has been submitted identifying the nearest residential properties and noise levels from the approved plant on the roof of the building. The report confirms that the plant would operate within the limitations detailed in the condition. The report has been reviewed by the Council's Environmental Health (Noise) officer who is satisfied with the details. Condition 8 can therefore be discharged.

Condition 11 - PV's:

Proposed roof plans and a technical submittal cover sheet which includes the details and angles of the PV panels have been submitted. The parent permission included the installation of 42 panels on the roofs of the building whereas the current application shows 34 panels (21 PV panels on Vernon and Sicilia House and 13 PV panels on Southampton Row). The applicant has confirmed that the 34 PV panels would provide a power output of 16.03 kWp compared to an output of 16 kWp from the original 42 panels. The reduction in the number of PV panels would not reduce the power output as more efficient PV's have been chosen. It has been confirmed that the meters would be located near the invertors inside the adjacent roof top plant rooms. The information has been reviewed by the Council's Sustainability officer who is satisfied with the details. Condition 11 can therefore be discharged.

The planning and appeal history of the site has been taken into account when

coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policies A1, A2, A3, A4, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (acoustic enclosures) and part of condition 6 (hard and soft landscaping - planters, tarmac and wall art) of planning permission ref 2022/3301/P granted on 11/10/2023 are outstanding and require details to be submitted and approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer