

APPENDIX LIST:

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|-------------------|---|
| APPENDIX 1 | Extract from the Bloomsbury Conservation Area Appraisal and Management Strategy |
| APPENDIX 2 | Details relating to planning permission at 1 Coptic Street |
| APPENDIX 3 | Details relating to planning permission at 28 Museum Street |
| APPENDIX 4 | Details relating to planning permission at 31 Museum Street |
| APPENDIX 5 | Extract from the London Plan (July 2011) |
| APPENDIX 6 | Assessment of noise and vibration from air conditioning units, prepared by Peter Moore Acoustics Ltd. |

APPENDIX 1

Bloomsbury Conservation Area Appraisal and Management Strategy

Adopted 18 April 2011



Sub Area 7: Museum Street/Great Russell Street

- 5.102 The Museum Street area has a very distinctive grain and street pattern consisting of a tight grid of streets containing small, intimately-scaled blocks of development. The area was developed in the later 17th century and retains its early street pattern. During the mid 19th century many of the terraces were rebuilt and re-fronted, reflected by a variety of elevational treatments. The differing character of the area relates to the hierarchy of streets of a range of widths, uses and levels of pedestrian and vehicular use.
- 5.103 The predominant building type is the terrace although there are a number of areas where larger scale mansion blocks and hotels have been introduced, replacing original development. The terraces have consistent plot widths of two or three bays and many have ground-floor shopfronts, which were inserted in the 19th century. They are generally of three or four storeys in height and have continuous parapet lines. The windows above ground level are vertically proportioned diminishing in size on successive upper floors with recessed sash windows. The late 18th and early 19th century terraces are faced in stock brick, often with rubbed brick window heads and simple contrasting stucco banding. Those built or refaced in the mid 19th century tend to have a more decorative treatment being stucco faced with classically influenced ornamentation such as rusticated quoins, window surrounds, corncicing and balaustrading at parapet level. Many of the Victorian timber shopfronts are retained, providing interest at street level.
- 5.104 The late 19th and early 20th century mansion blocks and hotels have decorative elevational treatments, mostly in brick with contrasting detailing. These buildings have a greater degree of variation at roof level, introducing elements such as steep roof pitches, gables, turrets and domes to give visual interest and focal points in the streetscape. The elevations are given a vertical emphasis by the use of projecting bays. Many of the frontages tend to have ground-floor shopfronts. There is a notable concentration of specialist antiquarian bookshops and souvenir shops associated with the presence of the British Museum, which add to the character of the area.

The Principal Streets

- 5.105 Great Russell Street is a relatively busy east-west route which changes in character along its length. It is predominantly fronted by earlier four-storey terraces, interspersed with some larger later 19th century mansion blocks.
- 5.106 On the northern side, between Montague Street and Bloomsbury Street, the street is dominated by the British Museum (located in Sub Area 3). Its imposing classical frontage is set back from the road. Its forecourt gives a sense of openness to this part of the Conservation Area and is a focus of activity. Mature trees and the grade II* listed gates, railings and gateposts define the frontage, and filter views towards the entrance

portico. At the junction with Bloomsbury Street is a group of three grade II listed terraces, dating from the late 18th to early 19th centuries, all faced in a darkened stock brick with a stuccoed parapet cornice. These properties have three principal storeys and are three bays wide. Nos 90 and 91 have late 19th century shopfronts, whereas No 89 has a rusticated stucco base and arched doorway. They read as a group with Nos 92 and 93, an adjacent mid 19th century corner building, four-storey block built in yellow stock brick with stone detailing. Notable elements are curved glazing to the upper-floor windows and a high quality shopfront at street level. This group results in a strong sense of enclosure around the street junction.

- 5.107 The south side of Great Russell Street is largely four storey terraces stepping up to a group of five storey mansion blocks between Bury Place and Museum Street. The height and bulk of these buildings create a sympathetic transition between the smaller scale of the built form to the south and the British Museum to the north. To the east of Bury Place, Nos. 66-71 (consec) is a grade II listed, four-storey stucco-faced terrace built in 1777 to the designs of John Nash. These townhouses have basements with front boundary railings and simply decorated facades, including at Nos 67-70 (consec) a plain band at first-floor sill level, a projecting cornice below the upper-floor windows and Ionic pilasters on the door surrounds. To the east of Museum Street is a group of five-storey late 19th century mansion blocks constructed in brick with decorative elements; Museum Mansions has yellow stock brick with classically-influenced stucco detailing including horizontal banding, whereas Nos 50-61 (consec) continue the banding but are constructed in red brick with contrasting stone decoration. This group has a strong vertical emphasis defined by the projecting gabled bays, and is expressed at street level by arched openings. Nos 52-58 (consec) have decorative cast-iron boundary railings. Nos 62 and 63 have high quality shopfronts.
- 5.108 Adjoining this block is a grade II listed corner landmark, the Museum Tavern (No 49), which is part of a distinctive group of four-storey 1860s stucco terraces designed by William Finch Hill and possibly E L Paraire, with ground-floor shops extending along Great Russell Street and Museum Street. The group also includes the grade II listed Nos 43-48 (consec) Great Russell Street, Nos 37-47 (consec) and Nos 27-34 (consec) Museum Street. The buildings share common features including a continuous parapet (partly balustraded), rusticated quoins and a bracketed fourth-floor sill-level cornice. Nos 43-49 (consec) Great Russell Street have a symmetrical frontage to the street stepping up in height at each corner. This frontage is emphasised due to the slight bend in the alignment of the street. The two corner blocks and Nos 27-41 (consec) Museum Street have arched windows at first-floor level with roundels above. Several interesting shopfronts survive with late 19th century detailing (of particular note are Nos 29-33 (consec) and Nos 37 and 38). However, there are instances of unsympathetic signage that detract from the character and appearance of the Conservation Area.

- 5.109 Nos 39-42 (consec) Great Russell Street is a uniform terrace of four townhouses; the windows facing Great Russell Street are grouped in threes and there is strong horizontal banding. Nos 35-38 (consec) are also of similar scale and materials with classically influenced detailing. The consistency in height, mass, materials and detailed elevational treatment gives a very distinctive and consistent mid-19th century character to this part of Great Russell Street.
- 5.110 Bloomsbury Street is a relatively wide and busy south-bound one-way street. To the south of the junction with Great Russell Street, the buildings are of a variety of ages, architectural styles and materials. No 10, located to the south of the junction with Streatham Street, is a grade II listed building in yellow stock brick with a stucco ground floor, red rubbed brick heads, and decorative cast-iron balconies. It reads as a group with Nos 2-8, all of which share the same building height; however, Nos 2-8 is a recent redevelopment whose elevational treatment of three bays of vertically proportioned windows with horizontal stucco banding ties in with the stucco terrace facing New Oxford Street. To the north of Streatham Street is a five-storey, late 20th century redevelopment, which despite some clumsy detailing reflects the architectural treatment of the Edwardian hotel building opposite with its red brick and gables.
- 5.111 New Oxford Street is a relatively wide street developed in 1889 to ease congestion on St Giles High Street. It is part of a major east-west route running from Clerkenwell Road in the east to Tottenham Court Road in the west. The stretch of the street within the sub area is characterised by stucco terraces with classically-influenced detailing at upper-floor level and shopfronts at street level, all of which contribute positively to the character and appearance of the Conservation Area. Nos 44-56 (even) New Oxford Street is a simple, classically designed terrace which has been extended at roof level. It shares common characteristics in terms of architectural treatment with the somewhat more ornate terrace at Nos 64-72 (even) to the west, which is situated in Sub Area 8. Common themes include the use of horizontal banding and cornices, rusticated pilasters and arched windows.
- 5.112 In Bloomsbury Way, the most notable building is the grade I listed St George's Church, which has recently been fully restored. Built in 1716-1731 to the design of Nicholas Hawksmoor its unusual spire, topped with a statue of George I, acts as a local landmark. At street level the building does not dominate its surroundings; the frontage, comprising a stone portico with Corinthian columns topped by a pediment, is set back from Bloomsbury Way and reached via a flight of steps situated behind a set of cast-iron railings. The steeple of the church is embellished by lions and unicorns. Either side of the church are two, large red brick buildings with horizontal stone banding dating from the turn of the 20th century. Tavistock Chambers, to the west, is a five-storey mansion block with ground-floor shops. The Kingsley Hotel, to the east, rises to six storeys and has a prominent corner turret, a notable element in views along Bloomsbury Way.

Between the hotel and Bury Place are Nos 34 and 35, two yellow stock brick terraced townhouses, which form a notable group with the neighbouring corner public house which also faces Bury Place. These buildings have strong parapet lines and vertically proportioned openings above the ground-floor shops and bar. The public house has stucco decoration, and the timber shopfronts have high quality details although No 35 is in a poor state of repair.

The North-South Routes

- 5.113 Bury Place, Museum Street and Coptic Street connect Great Russell Street to Bloomsbury Way and New Oxford Street. They are characterised by a combination of shopping and residential uses, and are narrower and quieter in nature than the principal streets. Looking north along these streets, there are important glimpse views of the British Museum.
- 5.114 The northern end of Museum Street has considerable visual consistency derived from the four-storey, stucco-faced mid 19th century terraces which turn the corner into Great Russell Street. Tavistock Chambers is situated at the junction with Bloomsbury Way and is seen together with Nos 23-26 (consec) Museum Street, since they are both red brick mansion blocks with residential uses above ground-floor shops. They continue the theme of strong parapet lines, vertically proportioned fenestration, horizontal banding and rustication along the street. Nos 30-34 (consec) is a late 20th century block that is sympathetic in terms of its scale, massing, fenestration pattern and detailing and consistent with the four-storey stucco terraces that are typical of the New Oxford Street frontage.
- 5.115 Along Bury Place, the buildings are a mixture of mid to late 19th century buildings, ranging from three to five storeys, adhering to several architectural styles, and constructed from a range of materials including traditional stock brick and stucco render. Within the street, there is general consistency in the use of vertically proportioned windows, banding and strong parapet lines. Between Galen Place and Great Russell Street is a high quality group of uniform stucco-faced terraces of three and four storeys with classically influenced detailing. They are seen together with four-storey terrace at Nos 17-19 opposite. Museum Mansions is a slightly taller block of five storeys, which continues the theme of classically-influenced detailing. At the southern end of the street, Museum Chambers and Russell Chambers are also of five storeys in height, forming a pair of red brick mansion blocks flanking the street. Both have contrasting horizontal banding and four-storey vertical bays. To the south of Museum Chambers is a terraced property with a yellow brick frontage, which forms a group with the side corner public house which has a frontage on Bloomsbury Way; each has horizontal banding and a three-bay street frontage.

- 5.116 Coptic Street is a narrow street with significant enclosure provided by the predominantly four-storey buildings along it. The view north is terminated by the British Museum. Building forms and materials vary along the street. At the southern end, the four-storey stuccoed terraces turn the corner into New Oxford Street turn. On the eastern side of the street they adjoin a 1990s five-storey residential block of sympathetic scale and materials, designed in a modern idiom by Avanti Architects. Opposite, Nos 5-10 (consec) comprise a relatively uniform 19th century terrace with simple yellow stock brick facades featuring rubbed brick heads to the windows and a strong parapet line. Evidence of earlier shopfronts remains at ground-floor level in the terrace at Nos 7-10 (consec), in the form of console brackets and fascias. At the junction with Great Russell Street, No 30 is a four-storey former dairy dating from 1888, which provides visual interest in the street and terminates the view along Streatham Street. Built in yellow stock brick, it is an ornate building with contrasting red brick and stucco detailing, and is characterised by wide, arched windows at ground-floor level and steep gables and tall chimneys at roof level. To the north, Nos 32 and 33 form a distinctive pair, comprising simple yellow stock brick facades with a continuous stucco band. No 32 has three storeys, and at street level incorporates a shopfront and an archway accessing a rear yard. No 33 is a four-storey terraced house with a central doorcase with scroll details. Flanking the junction with Streatham Street is a pair of five-storey, late 19th century mansion blocks constructed from red brick with identical details. Both blocks have a rusticated base, red sandstone banding, cornicing and keystones, and a continuous parapet.

The Back Streets

- 5.117 Little Russell Street, Gilbert Place, Streatham Street and Willoughby Street are quiet, narrow back streets with generally residential uses that are enclosed by a variety of two-five storey buildings. The character of these streets derives from the combination of materials, ages and styles of the buildings. Facing materials are a combination of yellow brick, red brick and stucco.
- 5.118 Along Little Russell Street, between Bury Place and Museum Street all the buildings contribute to the character of the area. Along the northern side development consists of predominantly four-storey terraces. Nos.18-21 (consec) are grade II listed, early 18th century four-storey terraced houses with mid 19th century stucco frontages of the same design. They have classically influenced details including window surrounds, bracketed hoods over the doors, horizontal banding and cornicing. These are seen as part of a group with Nos 16 and 17 to the east and Nos 22-42 (consec) to the west which are also stucco-faced, have similar detailing but are slightly taller. No 27 is a prominent element in the street, it is a late 19th century, three-storey Queen Anne style school building, built in yellow brick with contrasting red brick and stone dressings and

decoration and a central gable. Nos 28-30 (consec) is a single five-storey 20th century block (1930s) with a simple, symmetrical multicoloured brick frontage incorporating some classical motifs including the pediments over the doors, central pilasters and horizontal banding.

- 5.119 Along the south side of Little Russell Street the scale varies significantly. Nos 1-4 (consec) is the four-storey return wing of the Avanti Architects' housing scheme which primarily faces Coptic Street. Further east, Museum Chambers turns the corner from Bury Place. This is a five-storey red brick late 19th century block with vertical bays and stucco detailing. This adjoins the rear of the Kingsley Hotel on the Bloomsbury Way frontage. The rear of St George's Church is set back from the street with a small area surfaced in York stone paving within which are two mature trees. These are significant elements in the street, reducing the impact of the scale of the rear of the hotel. To the west of the church is a two-storey block adjoining a three-storey grade II listed stucco-faced house, originally part of a terrace and dating from the early 17th century.
- 5.120 Along Streatham Street, east of Bloomsbury Street there is significant variation at roof level and in materials. There are, however consistent frontage railings and a couple of small trees within the street. Along the south side, the gable of No 10 Bloomsbury Street adjoins a three storey rear extension that is consistent with the Bloomsbury Street frontage and a stucco-faced archway with pediment over that terminates the view along Willoughby Street. On both sides of the road at the eastern end of the street are a pair of late 19th century flat blocks built in red brick. These have roof level gables and chimneys and form a group with No 30 Coptic Street, which terminates the view to the east. The views of the rear access balconies and cast iron columns of the northern block can be gained from Willoughby Street. Nos 1 and 3 Willoughby Street are a pair of four storey terraces with simple elevational treatment and a continuous parapet adjoining a two storey rear projection to No.39 Great Russell Street that provide a significant degree of enclosure to the street.
- 5.121 The north side of Gilbert Place is formed by the plain brick rear elevations of the mansion blocks fronting Great Russell Street. The rear of Nos 52-57 (consec) has been rebuilt in recent years and is neutral in townscape terms. Along the southern side the buildings are a combination of predominantly 19th century warehouse buildings all of which contribute to the character of the street. Nos 8-10 (even) and 14 are four storey stucco-faced blocks with vertically proportioned openings, classically influenced detailing and have a uniform parapet height. Nos 11-13 (odd) is a single two-storey block with a long horizontal window at first-floor level and large square openings at ground floor. The five-storey rear elevation of Nos 28-30 Little Russell Street has large window openings and is faced in a glazed white brick.

The Yards

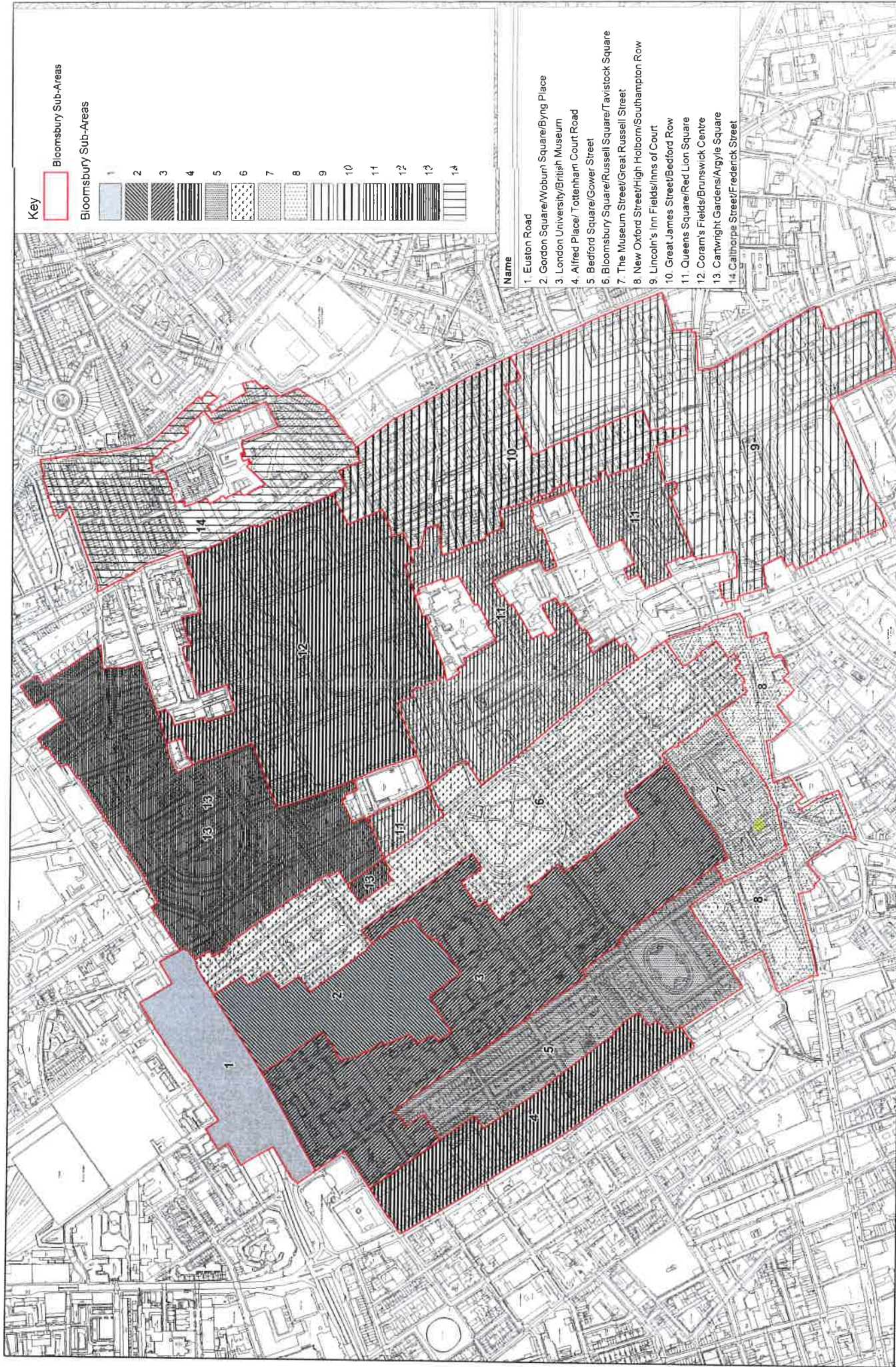
- 5.122 Pied Bull Yard and Galen Place are two small, interconnected courtyard areas with a footpath link between Bury Place and Bloomsbury Square. Of particular note is the rear of Nos 66-71 (consec) Great Russell Street, which forms the north side of Pied Bull Yard. This is a successful late 20th century redevelopment scheme that has created an attractive, small scale shopping environment.
- 5.123 Streatham Place is a small, quiet yard accessed under an archway from the New Oxford Street frontage. This is enclosed on the south side by a two storey yellow brick warehouse building. The rear of the flat blocks fronting Streatham Street enclose the space to the north enabling views of the cast iron columns and decorative iron balconies of their rear access galleries.

Sub Area 8: New Oxford Street/High Holborn/Southampton Row

- 5.124 This sub area is characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares. Development followed the construction of new routes combined with the widening of earlier streets, thereby cutting through the earlier 17th and 18th century street pattern. The narrow back streets in the sub area reflect the earlier layout. The predominant use is commercial, with a range of shops, banks, offices, hotels and theatres. Residential accommodation generally takes the form of mansion blocks.

New Oxford Street and Tottenham Court Road

- 5.125 West of Bloomsbury Street on the north side of New Oxford Street, Nos 64-72 (even) is a surviving 19th century terrace of consistent design with a continuous parapet, arched windows, rusticated pilasters, and projecting cornices at third-floor sill level and parapet level. Further west, towards the junction with Tottenham Court Road, the frontage is characterised by larger scale early 20th century commercial buildings. They are generally of four principal storeys, faced in Portland stone, with classical detailing and tall steel-framed windows extending between first and third floors. This junction is a hub of activity for vehicles and pedestrians. The wide pavement incorporates an entrance stair to Tottenham Court Road Underground Station. The headquarters building for Burton the Tailors is a robust grade II listed landmark on the north-east corner of the junction, designed by Harry Wilson in 1929. It has five main storeys, rising to seven storeys to emphasise the corner. The facade is accentuated by a series of Corinthian columns, between which are single and tripartite metal-framed windows. The building reads as a group with Nos 80-116 (even) New Oxford Street, which comprises four main storeys with a set-back fifth floor and two attic storeys in a mansard roof. The frontage contains arched Diocletian window openings and has a continuous cornice line at parapet level. Located at No 269 Tottenham Court Road, the grade II listed Dominion



Bloomsbury CA Sub - Areas

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Scale 1: Not Usable Scale



Print Date: 22/11/2010

Printed By: L.Smail

Map Ref No: cd3634

APPENDIX 2

Timothy Schmidt
Guy Stansfeld Architects Ltd
318 Studios
318 Kensal Road
LONDON
W10 5BZ

Application Ref: **2011/3207/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

5 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
1 Coptic Street
London
WC1A 1NN

Proposal:

Excavation of enlarged basement level and installation of pavement lights, erection of a single storey ground floor rear extension with terrace above, erection of balcony at second floor rear elevation, rebuilding the existing rear closet wing, modification to chimney stacks, erection of roof extension with associated solar panels and other associated alterations to dwelling house (Class C3).

Drawing Nos: Site location plan; GSA857/PL01.5A; GSA857/PL02A; GSA857/PL03A; GSA857/PL04A; GSA857/PL05A; GSA857/PL06A; GSA857/PL07A; GSA857/PL08A; GSA857/PL09A; GSA857/PL10B; GSA857/PL11A; GSA857/PL12A; GSA857/PL13A; GSA857/PL14A; GSA857/PL15C; GSA857/PL16C; BIA Screening Report (ref: GSA857) dated 25/08/2011; Structural drawings (L25 Rev B; L26 Rev B; PC01-01; PC01-02; SKO1); Basement Structural Statement dated 05.09.2011.

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; GSA857/PL01.5A; GSA857/PL02A; GSA857/PL03A; GSA857/PL04A; GSA857/PL05A; GSA857/PL06A; GSA857/PL07A; GSA857/PL08A; GSA857/PL09A; GSA857/PL10B; GSA857/PL11A; GSA857/PL12A; GSA857/PL13A; GSA857/PL14A; GSA857/PL15C; GSA857/PL16C; BIA Screening Report (ref: GSA857) dated 25/08/2011; Structural drawings (L25 Rev B; L26 Rev B; PC01-01; PC01-02; SKO1); Basement Structural Statement dated 05.09.2011.

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

- 4 Prior to the commencement of use of the balcony and terrace, details of 1.8 metre high screens, located on the south side of the first floor terrace and second floor balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The screens subsequently erected shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Please be advised that Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 4 Please be advised that Thames Water advise that where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 5 Please be advised that Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 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
- 7 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.

8 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CCS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS9 (Achieving a successful Central London), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of goods and materials) DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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Delegated Report		Analysis sheet		Expiry Date:		05/09/2011	
		N/A / attached		Consultation Expiry Date:		18/08/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/3207/P			
Application Address				Drawing Numbers			
1 Coptic Street London, WC1A 1NN				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of enlarged basement level and installation of pavement lights, erection of a single storey ground floor rear extension with terrace above, erection of balcony at second floor rear elevation, rebuilding the existing rear closet wing, modification to chimney stacks, erection of roof extension with associated solar panels and other associated alterations to dwelling house (Class C3).							
Recommendation(s):		Grant planning permission subject to a S106 Legal Agreement for a CMP.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected on the 20/07/2011 allowing comment until 10/08/2011 & press notice displayed on 28/07/2011 allowing comment until 18/08/2011 – no comments received.					
CAAC/Local groups comments:		<p>Thames Water – with regard to sewerage infrastructure we would not have any objection to the above planning application. On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.</p> <p>English Heritage GLAAS - There are no archaeological issues associated with the proposals.</p> <p>Bloomsbury CAAC – no comments received.</p>					
Site Description							
The site is located on the north-west of Coptic Street in the Central London Area. The property is detached and comprises of 4 storeys with a basement and roof terrace. The property is not listed but is located in the Bloomsbury Conservation Area and an identified archaeological priority area.							
Relevant History							
01/12/2008 – p.p. granted (2008/4699/P) for excavations to create a new sub-basement floor and rear extension to existing basement under courtyard, reinstatement of existing blind windows on rear and side elevation, insertion of replacement french doors on ground floor rear and new projecting balcony on 2nd floor rear elevation, modification to chimney stacks at roof level and erection of new stair access structure and							

handrails to roof terrace of dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

- CS1 (Distribution of growth)
- CS3 (Other highly accessible areas)
- CS5 (Managing the impact of growth and development)
- CS9 (Achieving a successful Central London)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS19 (Delivering and monitoring the Core Strategy)

Development Policies

- DP20 (Movement of goods and materials)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)

Camden Planning Guidance 2006 & 2011 (Phase 1)

Bloomsbury Conservation Area Statement

Assessment

Proposal - Planning permission (2008/4699/P) was approved on the 1st December 2008 for excavations to create a new sub-basement floor and rear extension to existing basement under courtyard, reinstatement of existing blind windows on rear and side elevation, insertion of replacement French doors on ground floor rear and new projecting balcony on 2nd floor rear elevation, modification to chimney stacks at roof level and erection of new stair access structure and handrails to roof terrace of dwelling house (Class C3). Permission is now sought for a fresh permission to include;

- Single storey rear extension at ground floor level with terrace above.
- Rebuilding the rear closet wing to match existing.
- Replacement of the roof enclosure/stair enclosure with a flat roofed rear extension with glazed sliding doors on the front elevation and solar panels on the roof.
- Insertion of 2 x windows on the side elevation at ground floor level (north elevation), 1 x timber sash on the first floor on the side elevation (north elevation) & 2 x timber sash windows, 3 smaller opaque glazed windows on the side elevation of the rear closet wing and reinstatement of blind windows on rear and side elevation.
- Insertion of French doors and balcony at second floor level.
- Modification to chimney stacks
- Insertion of pavement lights to the front of the basement.
- Extension to the existing basement level above the courtyard area and lowering of the level of the existing basement by approximately 1.5m to accommodate an indoor swimming pool.

The sub-basement which was approved as part of the previous scheme has been omitted in the current proposal.

Design

Basement - As with the approved scheme (2008/4699/P) the only visible manifestations of the basement extensions are the pavement lights to the front of the property. The pavement lights are a minor alteration that would not harm the character or appearance of the host building or the streetscene. It is therefore considered that the proposed basement extensions would not, from a purely design perspective, have a detrimental impact on the character and appearance of the host building or the wider conservation area. Furthermore in comparison to the previously approved scheme the scale of the basement extensions and excavation is substantially reduced.

Rear elevation – A number of the proposed alterations replicate those previously approved. As with the approved scheme it is proposed to rebuild the existing rear closet wing as part of the scheme. The dimensions, materials and design will replicate the existing. This element of the proposed therefore raises no design issues and is considered acceptable.

Planning permission was previously approved for a balcony with black metal railings on the second floor level on the rear elevation. The current scheme includes this balcony and a terrace on the roof of the ground floor extension with black metal railings. The doors to access the terrace would be constructed from timber to match the existing fenestration and the use of black metal railings is considered acceptable.

The proposed rear extension at ground floor level would be subordinate to the host building in terms of scale and bulk. The addition would not project further than the rear building line of the existing closet wing and would be constructed from materials to match existing with a thin framed metal window. It is considered that the proposed extension would be acceptable and would not harm the character or appearance of the host building or wider conservation.

Fenestration – The proposed addition of a number of timber framed sash windows into the host building on the side and rear elevations does not raise any design concerns. The scale and position of the windows is considered appropriate and the use of timber sashes would replicate the existing fenestration. It is considered that the additional windows would not have a detrimental impact on the character or appearance of the host building or the wider conservation area.

Roof extension - The previous permission (2008/4699/P) included the erection of a new stair structure and to erect a screen around the rear of the existing roof terrace. Permission was also granted to raise the chimney stacks. The alterations to raise the height of the chimney stacks and erection of a screen around the rear of the roof in-between the stacks to enclose the terrace are also proposed as part of this scheme. However the current scheme also includes a roof extension which would infill the rear section of the existing terrace retaining an amenity area to the front of the roof. The height of the extension would be marginally higher than the screen with a flat roof and sliding glazed doors along the front elevation. As the addition is only marginally higher than the approved screens the visual impact would be minimal. The existing building terminated by a strong cornice which is seen as the terminating feature of the façade and any structure above this could be seen as incongruous. However, due to the narrowness of the surrounding streets the proposed roof extension would not be visible except from a section of Great Russell Street and the forecourt of the British Museum. The roof addition was revised during the course of the application to set the addition back by 1.5 metres so as to minimise its impact in this view.

As the roof addition would be at a level one storey higher than surrounding buildings it would generally not even be visible from other properties. It is therefore considered that the proposed roof extension would not have a detrimental impact on the character and appearance of the host building or the wider conservation area.

The proposed solar panels would project slightly (approximately 0.1m) from the roof slope but would not be visible from the wider public realm. It is therefore considered that the additions raise no design concerns.

Basement works - The existing basement level is exposed to the rear with access out onto a courtyard area which is surrounded by a high brick wall. Planning permission was previously approved to extend this basement level across the courtyard area creating a terrace above and the excavation of a sub-basement underneath this level under the entire footprint of the site lowering the basement level by approximately 3.6m. It is now proposed to omit the sub-basement level and only extend the existing basement level into the courtyard area and increase the depth of the level by 1.5m to accommodate an indoor pool. The previous planning permission (2008/4699/P) which includes a sub-basement extension to accommodate a pool has been implemented and excavation has already begun on site.

Since the previous scheme was granted planning permission the Local Development Framework (November 2010) has been adopted which includes policy DP23 (water) and DP27 (Basements and lightwells). Supplementary planning guidance Camden Planning Guidance 4 (Basements) 2011 has also been adopted. Policy DP27 Basements and lightwells of Camden's Local Development Framework requires an assessment of a scheme's impact on local drainage and flooding and on the structural stability of neighbouring properties through its affect on groundwater conditions and ground movement. Accordingly during the course of the application the submission of a Basement Impact Assessment (BIA) screening assessment was requested. The Assessment concludes that in this case a full BIA is not required as the development would not have a detrimental impact on groundwater flow, lands stability or surface flow and flooding. The conclusion of the information provided is considered acceptable, as is the level of information submitted for this application to demonstrate accordance with policies DP23 and DP27.

Structural details of the proposed method of construction and a method statement were also submitted as part

of the application. The statement concludes that the extension to the existing basement level would not have a detrimental impact on the structural stability of the host building or neighbouring properties. Again the level of information submitted is considered to sufficiently demonstrate that policies DP23 and DP27 are met.

Camden Planning Guidance 4 2011 specifies that ideally basement proposals should be no more than a single storey (3.2m) and project under the footprint of the host building. Where basements extend beyond the footprint a gap should be maintained between the basement and the edge of the site and a 0.5m thickness of soil should be maintained above the basement. The existing courtyard at basement level is hard landscaped and is surrounded by a two storey high brick wall and enclosed by neighbouring buildings. The ability for this area to be planted out is therefore limited. However it is considered that as the original planning permission has been implemented and the revised scheme includes a planter for soft landscaping it would be difficult to refuse the scheme on this basis.

Amenity - The proposed ground floor extension is of a small scale and would be set below the boundary wall. It is therefore considered that this element would not have a detrimental impact on the amenity of any neighbouring occupiers or residents.

The proposed basement works would be subterranean and therefore would not harm neighbours' sunlight/daylight, privacy or outlook.

Planning permission (2008/4699/P) was previously approved for a balcony on the first floor on the rear elevation with a condition to require the installation of a privacy screen to prevent overlooking to flats in 1-15 Streatham Street. It is considered that the addition of a similar scale terrace at first floor level would not detrimentally harm the amenity of the neighbouring occupiers and residents in comparison to the existing situation subject to the installation of a privacy screen. A condition is recommended to require the installation of a 1.8m screen on the south side of the terrace at first floor level and the balcony at 2nd floor level.

It is considered that the proposed alterations to the roof terrace and the addition of a roof enclosure would have no further impact in terms of loss privacy, sunlight and outlook in comparison to the existing situation.

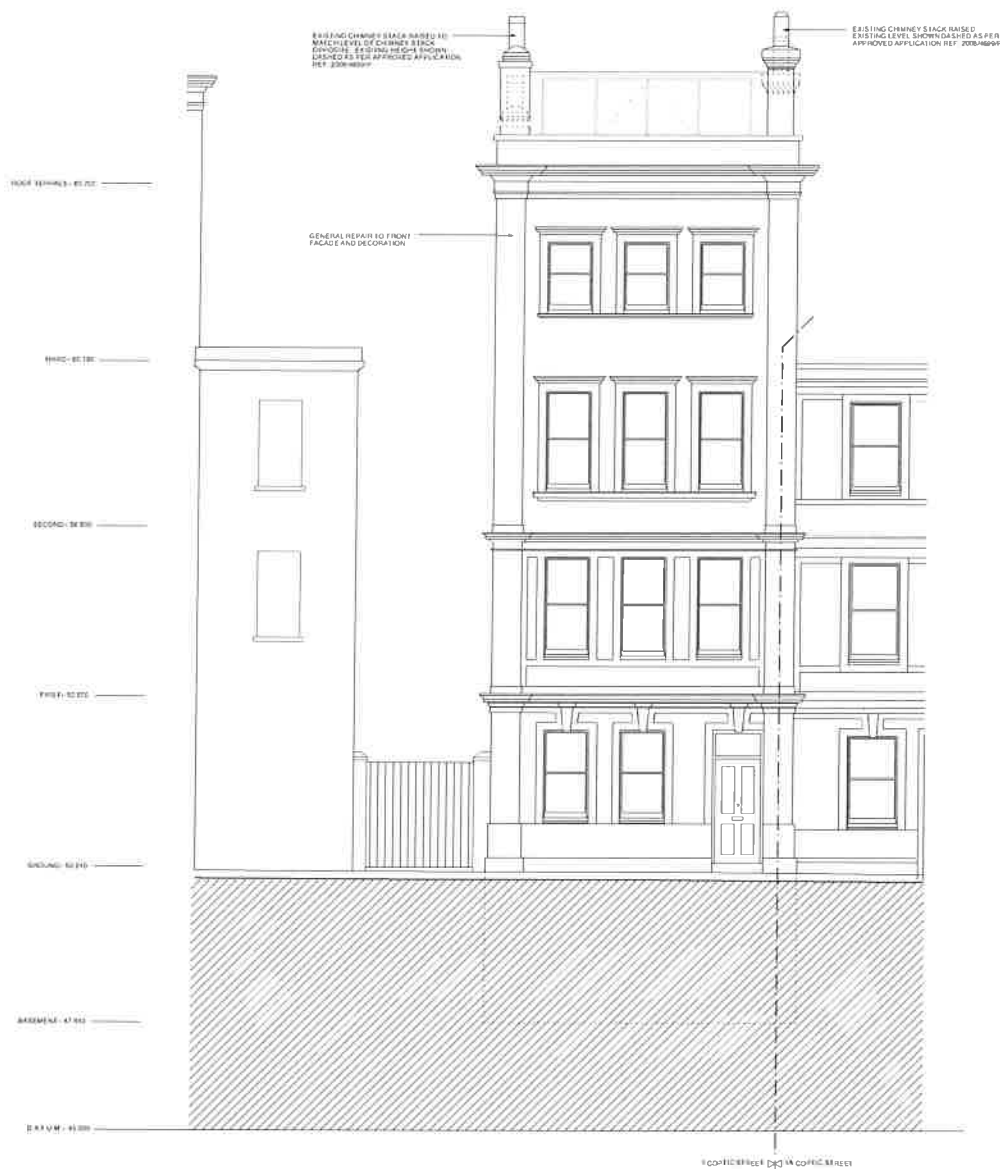
Transport – The previous scheme was approved subject to a S106 legal agreement to require the submission of a Construction Management Plan as Coptic Street is very narrow with little room for construction vehicles to park and there is no access to the rear of the property. It is therefore considered that given the proposed type of development and as the site is highly constrained in terms of transport provision that the submission of a CMP to ensure the work can be fully controlled in terms of the safety and operation of the highway the submission of a construction management plan is appropriate. The CMP would be secured via a S106 Legal Agreement, in line with DP20, DP26, DP27, CS19 and CPG 4 (and draft CPG6 & 8).

Sustainability – Camden Planning Guidance 3 – Sustainability (2011) expects all new developments to be designed to minimise carbon dioxide emission by being as energy efficient as is feasible and viable. The scheme includes renewable energy technologies in the form of flat solar panels mounted on the roof of the building. It is also proposed to insert a number of new windows into the side and rear elevations of the building in order to make the most out of daylight and to minimise the need for artificial lighting. These measures are considered appropriate.

Recommendation – Grant planning permission subject to a S106 legal agreement for a CMP.

Disclaimer

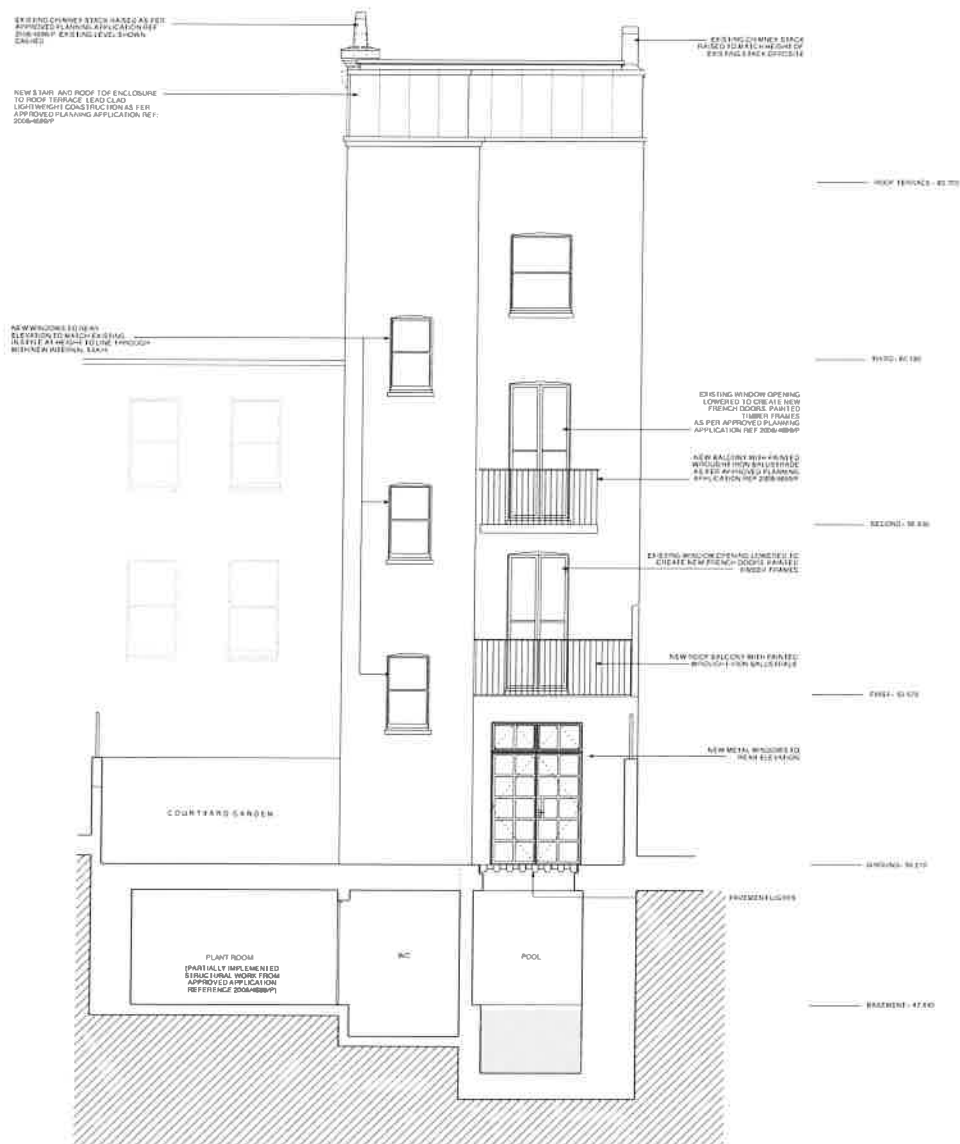
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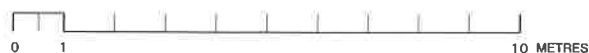
PROPOSED ELEVATION E-E



GUY STANSFELD ARCHITECTS LIMITED		GUY STANSFELD ARCHITECTS LIMITED	
Project No.	1 COPTIC STREET	Client No.	09.08
Project Name	PROPOSED FRONT ELEVATION E-E	Client Name	1:50 @ A3
PLEASE NOTE: — Do not scale, use figured dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. — This drawing to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.		318 KENSAL ROAD, LONDON W10 5BZ www.stansfeld.com T: +44 20 8962 8666 F: +44 20 8962 8777 guy@stansfeld.com	



PROPOSED ELEVATION F-F



Project		Client		Date		Drawing No.		Drawing Title		Drawing Scale		Drawing Status	
A 23.08.11. 1/MSA - PROPOSED REAR ELEVATION F-F		1 COPTIC STREET		AG		06.06		PROPOSED REAR ELEVATION F-F		1:50 @ A3		GSAS57/PL012A	
PLEASE NOTE		— Do not scale, use figured dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. — This drawing to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information		318 KENSAL ROAD LONDON W10 5BZ		T. +44 20 8962 8505 F. +44 20 8962 8777		www.stansfeld.com		guy@stansfeld.com			

APPENDIX 3

Ms Louise Turley
FT Architects Ltd
Hamilton House
Mabledon Place
London
WC1H 9BB

Application Ref: **2011/6466/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

16 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**28 MUSEUM STREET
LONDON
WC1A 1LH**

Proposal:

Change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear.

Drawing Nos: Site location plan; 200_04_01; 02; 03; 04; 05; 11 Rev B; 12 Rev A; 13 Rev A; 14; 15; 16; 17

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 200_04_11 Rev B; 12 Rev A; 13 Rev A; 14; 15; 16; 17

Reason:

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

- 4 the proposed cycle storage area for 1x cycle shall be provided in its entirety prior to the first occupation of any of the new unit, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies..

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 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

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Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Rob Tulloch				(i) 2011/6466/P (ii) 2012/0260/L			
Application Address				Drawing Numbers			
28 Museum Street London WC1A 1LH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear. (ii) Internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), including the formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear.							
Recommendation(s):		(i) Grant Planning Permission Subject to a Section 106 Legal Agreement (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Application (ii) Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	01	No. of objections	01
Summary of consultation responses:		Site notice 17/01/2012 Press advert 26/01/2012 The occupier of 2 nd & 3 rd Floors 29 Museum Street objects: "Should it in any way impinge, cause damage or materially cause loss of amenity or privacy and seclusion to their premises" Officer response: see paragraphs 5.1 - 5.2					
CAAC/Local group comments:		Bloomsbury CAAC have no comment					
Site Description							
The building is Grade II listed and is located within the Bloomsbury Conservation Area. It dates from 1855-64 and forms part of a wider group of 7 terraced listed houses on the west side of Museum Street. It is 4 storeys high plus basement, 3 bays wide and has a stucco façade decorated with embellishments including moulded window surrounds, dentilled cornices, architraved oculi and quoins. The interior retains many of its original features including staircase, doors to lower levels, joinery and plasterwork. The upper floor has been modernised. The layout is almost in its original form. At present the basement and ground floor is in use as a café/pancake shop, with the upper floors being vacant having most recently been in office use (Class B1). It is also located within the Central London Area, a clear zone area, an archaeological priority area, land identified as being potentially contaminated and a specialist shopping area (Museum Street Local							

Area). The surrounding area is a mix of retail, restaurant and café, public house, commercial and residential properties, with buildings of similar height and style to that of the application site. The residential uses are predominantly at upper floor level.

Relevant History

2011/5016/P Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations. Refused 20/12/2011.

The three reasons for refusal were (i) the inaccurate, inconsistent and lack of detailed drawings were considered to be detrimental to the character of the host building, streetscene and the character and appearance of the Conservation Area, harmful to the amenity of neighbouring and nearby occupiers and harmful to the function of the basement and ground floor operations (ii) the proposed external alterations, by reason of their detailed design, considered to be detrimental to the character of the host building, the streetscene and the character and appearance of the Conservation Area (iii) the absence of a legal agreement to secure car-free housing.

2011/5020/L Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), the relocation of existing stairs to the rear of the building, replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations and associated internal alterations. Refused 20/12/2011.

The two reasons for the refusal of listed building consent were (i) the loss of historic fabric, impact on plan form, proportions and decorative features and detailed design, were considered to be detrimental to the special architectural and historic interest of the grade II listed building (ii) the inaccurate, inconsistent and lack of detailed drawings.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage
CS18 Dealing with our waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing
DP6 Lifetime homes and wheelchair homes
DP13 Employment sites and premises
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and the availability of car parking
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses

Assessment

1 Proposal

1.1 The proposal is for the change of use of the 1st to 3rd floors from offices (Class B1) to 1 x 2 bed maisonette (Class C3) and the installation of new balustrade and planters to form a roof terrace at rear 1st floor level, the use of existing flat roof as roof terrace (again with associated balustrades and planters). The main issues are:

- Land use
- Design/Listed building
- Amenity
- Transport

1.2 Revision

The original application for listed building consent featured dropped ceilings in the rear rooms to accommodate ducting and pipework from the kitchen and bathrooms. This was considered harmful to the special interest of the listed building and the application has been revised so that the extract ducting from the kitchen and bathrooms are concealed within cupboards, and the pipework follows joists to an existing riser in the staircase. The scheme has also been revised so that refuse storage is internal and cycle storage is secure at ground floor level.

1.3 Previous applications

This is a re-submission of a recently refused applications for planning permission and listed building consent (see history section). One reason for refusal was inaccurate/insufficient plans, it is now considered that the submitted plans are adequate. Another reason was the lack of a legal agreement for car-free housing, the applicants have now agreed a draft agreement.

1.4 The main reasons for refusal were the detrimental impact of the changes on the listed building, street scene and conservation area which will be addressed in the design section. The original application raised no objection in terms of the change of use or amenity and considered that the objections could be overcome by the submission of accurate plans, the retention of the existing staircase and the repositioning of partitions and servicing.

2 Land use

2.1 The proposal involves the change of use of the upper three floors from office to one residential unit. In terms of the office accommodation the applicant has provided commentary in respect of the unit being vacant since October 2010 (14 months) and outlining why the premises is no longer suitable for continued business use (conditions, listed nature, incompatibility with other business uses) and a schedule of other nearby premises being available in the local area. On balance the level of information is considered to be sufficient to justify the principle of the loss of office accommodation at the site in line with CS8 and DP13.

2.2 Turning to the proposed use, housing is the priority land use of the LDF and will lead to an increase in the housing stock in the borough. Thus the principle of development is considered to be acceptable.

3 Quality of accommodation

The proposed two bed unit would be approximately 150sqm with bedrooms of 20sqm. This is well in excess of the minimum room size and overall flat size standards of the LDF and London Plan 2011. The upper floors would have adequate daylight and ventilation. As such it is acknowledged that the proposed accommodation would create a suitable standard of accommodation for future occupiers.

3.1 A Lifetime Homes statement has been submitted, indicating that some of the standards will be met. The listed nature of the building means it is not possible for all standards to be met, which

is acknowledged and in line with policy DP6. The Lifetime Home features proposed would be secured via condition.

- 3.2 The proposals indicate secure cycle storage at ground floor level which is deep enough to accommodate a cycle without it having to be lifted up into the vertical position in line with the Council's cycle storage standards. Waste storage is proposed internally at first floor level and is considered acceptable for a two bedroom flat and would not affect the commercial unit below.

4 Design

- 4.1 Although the upper floors have been modernised, their layout is virtually unchanged. The proposal does not seek any additional subdivision and consists mainly of infilling non-original door openings and installing two bathrooms. It is no longer proposed to re-locate of the original staircase which was a major concern.

- 4.2 Ground Floor
no changes proposed

- 4.3 First Floor
The staircase would be retained, in the previous application it was to be re-located
The window to rear is to be retained, the previous application sought to replace it with French doors to access the terrace
The original door/architraves would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, and the pipework would now be located within the kitchen units

- 4.4 Second Floor
The staircase would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, the pipework would now be located within the kitchen units on floor below or run within floor void to an existing service riser in the corridor (this would not impact upon joists).

- 4.5 Third Floor Level
The staircase would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, the pipework would now be located within the kitchen units on floor below or run within floor void to an existing service riser in the corridor (this would not impact upon joists).
The subdivision for the front room to provide a bathroom has been omitted

- 4.6 As such the harmful alterations of the previous application have been overcome, and the proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance, with a condition requiring further details of the doors, balustrading and service runs.

5 Amenity

- 5.1 In terms of the overlooking / outlook / sunlight and daylight and noise and disturbance matters, it was considered unlikely in the previous applications that the proposals would lead to such a detrimental impact on neighbouring amenity to result in the refusal of the application. In relation to the first floor terrace, although there are some nearby windows on adjacent properties none of these appear to serve habitable residential windows. An objection has been received from commercial premises occupying the 2nd and 3rd floors of no. 29, but there would be no direct views to their windows. Their second floor window could be view obliquely, but its sill is 4.5m above the level of the terrace so it is not considered that there would be significant

overlooking to this window. Thus no objections are raised in these regards to the first floor terrace.

5.2 In relation to the roof terrace it was not possible to gain access to the existing terrace, however based on aerial photographs and those provided by the agent, it is unlikely that any significant amenity impact is envisaged. The roof mainly looks out onto other rooftops, and there would be no view of no. 29.

5.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

6 Transport

6.1 There is no vehicular access within the site and access to public transport is classified as excellent (PTAL 6b). Museum Street is also located in the Clear Zone Region, meaning the whole surrounding area is considered to suffer from parking stress. Furthermore, the site is located within a Controlled Parking Zone (CPZ), where parking stress levels in 2007 were 1.44:1, significantly above the 0.9:1 threshold where car-free housing is sought. In line with policy DP18 the new residential accommodation should be made car-free.

6.2 The scale of the development, featuring very little internal alterations is such that a Construction Management Plan is not considered to be required.

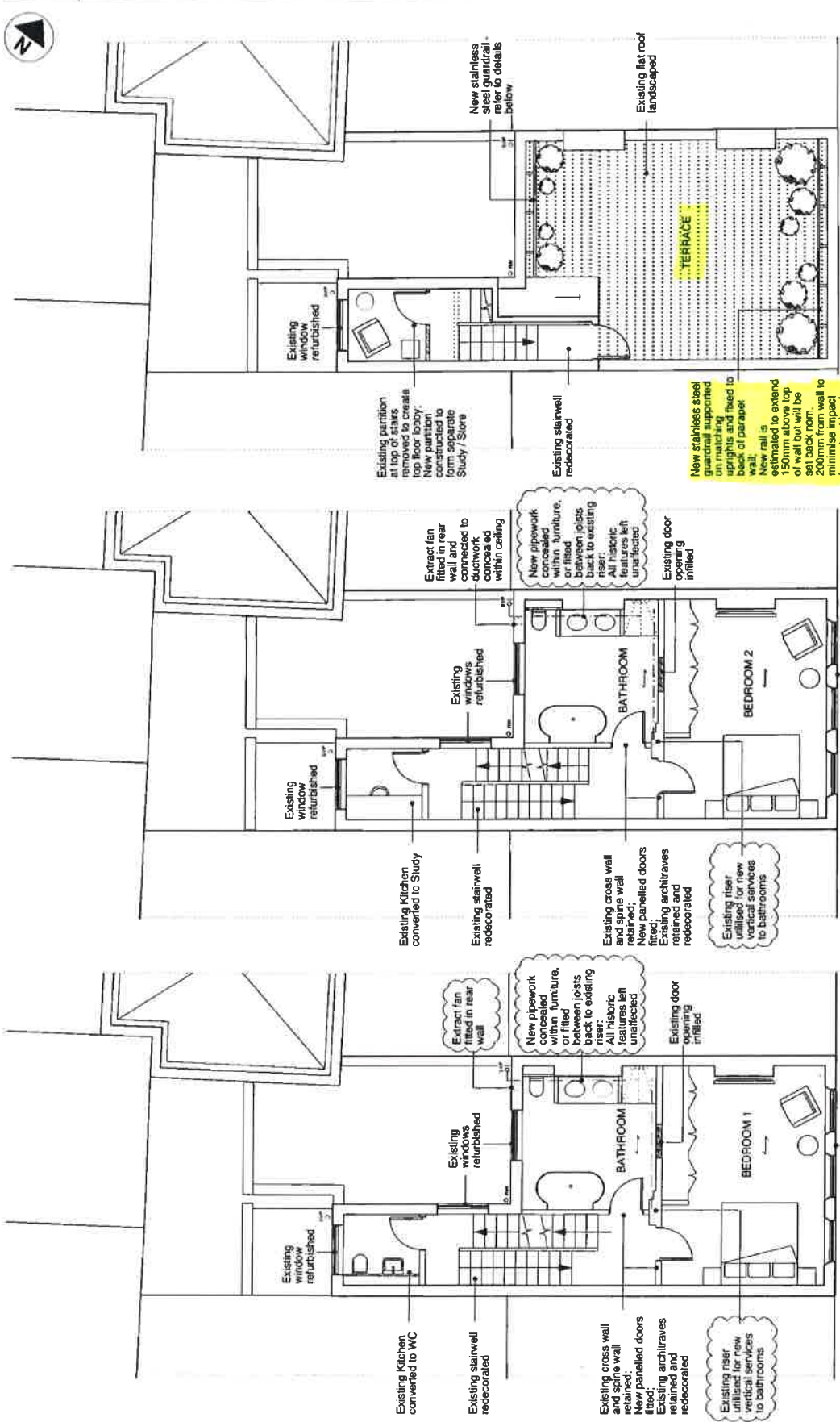
7 Recommendation: Grant Planning Permission Subject to a Section 106 Legal Agreement Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th February 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>



GENERAL NOTES:
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS MUST BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH THE ARCHITECT.

Rev A, 07/10/21
Note re existing retained riser added, service routes to new staircase. Existing staircase to be concealed within new furniture or tiled between joists, back to existing riser

CLIENT
DR MASHRU

JOB TITLE
28 MUSEUM STREET
LONDON WC1

DRAWING TITLE
PROPOSED 2ND, 3RD
AND ROOF PLANS

SCALE	DATE
1:100 @ A3	20.12.11

FT ARCHITECTS LTD
Hamilton House
Mableton Place
London WC1H 9BB
020 7653 0388
www.ftarchitects.co.uk

DRAWING No.	REVISION
200_04_12	A

PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED ROOF PLAN

KEY

- Span of joists
- New lightweight partitions
- Existing structure removed
- Existing structure made good

SCALE
0 (metres)

5

APPENDIX 4

Stephen Turvil
Stephen Turvil Architects Ltd
51A Upland Road
LONDON
SE22 9EF

Application Ref: **2011/5960/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

17 May 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
31 Museum Street
London
WC1A 1LH

Proposal:

Change of use from office (Class B1) to residential (Class C3) at first, second, third and fourth floor levels to create a 3 bedroom self contained flat and associated alterations including screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; new drainage pipes to the rear and various internal alterations.

Drawing Nos: 0197-100 (Site Plan); 0197-101; 102; 103; 104; 105; 106; 201B; 202B; 203B; 204B; 205A; 206A; Planning report, prepared by Stephen Turvil Architects, dated November 2011; and Lifetime Homes Assessment, prepared by Stephen Turvil Architects, dated December 2011.

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0197-100 (Site Plan); 0197-101; 102; 103; 104; 105; 106; 201B; 202B; 203B; 204B; 205A; 206A; Planning report, prepared by Stephen Turvil Architects, dated November 2011; and Lifetime Homes Assessment, prepared by Stephen Turvil Architects, dated December 2011.

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

- 4 Before the use commences sound insulation shall be provided between the existing shop and the approved residential dwelling by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The cycle storage area hereby approved for one cycle shall be provided in its entirety prior to the first occupation of the new unit, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies..

- 6 The lifetime homes features and facilities, as indicated on the drawings and

documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS17 (Making Camden a safer place), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of

parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP32 (Air quality and Camden's Clear Zone).

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Delegated Report		Analysis sheet		Expiry Date:		08/02/2012	
		N/A / attached		Consultation Expiry Date:		26/01/2012	
Officer				Application Number(s)			
Lauren McMahon				a) 2011/5960/P b) 2011/5961/L			
Application Address				Drawing Numbers			
31 Museum Street London WC1A 1LH				Refer to draft decision notices.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>a) Change of use from office (Class B1) to residential (Class C3) at first, second, third and fourth floor levels to create a 3 bedroom self contained flat and associated alterations including screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; new drainage pipes to the rear and various internal alterations..</p> <p>b) Internal and external alterations including new screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; and new drainage pipes to the rear in connection with the change of use of the first, second, third and fourth floor levels from office (Class B1) to residential (Class C3).</p>							
Recommendation(s):		<p>a) Grant full planning permission subject to S106 Legal Agreement</p> <p>b) Grant listed building consent</p>					
Application Type:		<p>a) Full planning permission</p> <p>b) Listed building consent</p>					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The application was advertised in the local press Ham & High from 05/01/12 to 26/01/12 and a site notice was displayed from 23/12/11 to 13/01/12.</p> <p>No response.</p>					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: no comments.					

Site Description

The application site comprises a four-storey building with a basement level which is grade II listed and forms part of a significant row of 7 terraces dating from 1855-64. The site is located on the southern side of Museum Street. Adjoining to the north and south are similar properties with ground floor retail, to the west are the rear of properties fronting Coptic Street and opposite are similar properties. The building comprises retail use (Class A1) at the ground and basement floor levels and office use (Class B1) at the first, second and third floor levels. The subject site is located within the Bloomsbury Conservation Area.

Relevant History

Planning permission was granted on the 20/11/1985 for erection of a rear extension at third floor level and provision of pavement lights to the basement area (referenced 8501565).

Listed building consent was granted on the 20/11/1985 for alterations to the interior involving the separation of the retail from the office accommodation on the upper floors, erection of a rear toilet and provision of new pavement lights and other minor internal alterations (referenced 8570290).

Planning permission was granted on the 30/03/1981 for the use of the ground floor as a retail shop with ancillary storage in the basement, and the first, second and third floors as offices (referenced N14/28/10/31690).

Relevant policies

LDF Core Strategy

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS8 Promoting a successful and inclusive Camden economy
- CS9 Achieving a successful Central London
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS17 Making Camden a safer place
- CS19 Delivering and monitoring the Core Strategy

Development Policies

- DP1 Mixed use development
- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP13 Employment sites and premises
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movement of goods and materials

- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving access
- DP32 Air quality and Camden's Clear Zone

Assessment

Proposal

The application seeks permission to change the use of the first, second, third and fourth floor levels from Class B1 Office use to Class C3 residential with the ground and basement floor levels to remain as a shop use (Class A1). The proposed C3 use would create a 3 bedroom self contained flat (total proposed floorspace of 159.9 sqm) which would incorporate a cycle parking space at the mezzanine level. The existing ground floor door (positioned adjacent to the northern boundary) provides access to the entrance lobby and a new internal door at the bottom of the stairwell will provide access to the residential use. The entrance lobby also serves as a fire escape for the retail use. There are no works proposed to the retail use and the shop entrance is to remain (which is through the ground floor door positioned in the centre of the shop front).

The application would incorporate various external alterations which include:

- New slatted hardwood screening (1.2m high) with galvanised steel posts around the perimeter of the existing first floor rear terrace;
- Replace the existing first floor rear French doors with new timber framed double glazed French doors;
- Replace existing third floor rear casement window with a new timber framed sash window;
- Creation of an opening to the rear of the half landing with a new timber framed sash window;
- Extension of the existing access structure at roof level to create a new storage cupboard (additional floorspace 4 sqm) with a new timber door along the southern elevation;
- New metal balustrade (1.1m high) along the western elevation of the existing roof terrace;
- New slatted hardwood screening (1.8m high) with galvanised steel posts along the north elevation of the existing roof terrace; and
- New rainwater outlet and replace cast iron downpipes.

The application would also incorporate various internal alterations with the main being: a new timber door to the bottom of the stairwell at the ground floor; enlarge the existing opening (between the proposed kitchen and reception room) at the first floor and create a shower room at the third floor with new studwork partitions to be erected and shower room fittings to be installed.

Amendments were made to the scheme following Council's Conservation and Design comments, the main being: the proposed internal partition wall separating the entrance lobby and residential use was repositioned from the first floor level to the ground floor; the proposed screen to the roof terrace was setback a further 1m from the front elevation; and a new metal balustrade to the roof terrace was incorporated in the scheme.

Loss of employment use

The proposal seeks to change the use at the first, second, third and fourth floor levels from B1 office use to C3 residential use and therefore the loss of employment is an issue for consideration.

Paragraph 8.8 of CS8 confirms that the future supply of offices in the borough can meet future demand and consequently, the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing. Policy DP13 states that where it can be demonstrated that a site is not suitable for any business use, the Council may allow a change to permanent residential uses.

Evidence suggests that the property has been occupied as office and retail use since 1981 (refer to

relevant history section above). The first, second, third and fourth floor levels are currently occupied as office space. Given the layout of the property it appears that it was formerly used as a house prior to its office and retail use.

When assessing applications for a change of use the Council will consider whether there is potential for that use to continue. The site is not located in a Industry Area, is not suitable for a mix of uses including light industry and local distribution warehousing, it is not possible to be serviced by means other than a car, it has restricted on-site vehicle space for servicing and it is not close to other noise generating uses. Therefore the building could not be used for flexible employment uses such as B1c light industry or B8 storage/warehousing uses.

Furthermore, the nature of the building does not readily lend itself to employment floorspace: there are no lifts for the upper floors, the floors are serviced by narrow staircases and the internal layout is not flexible enough to allow for a range of employment generating uses. Given the building is listed it is difficult to achieve flexible and open space employment spaces without destroying the historical fabric. The host building is considered to be unsuitable for its continued employment use and therefore the loss of office space is considered to be satisfactory with regard to policies CS8 and DP13 in the LDF.

Standard of the proposed residential accommodation

The proposed 3 bedroom residential dwelling will be located on the first, second, third and fourth floors. The level of sunlight and daylight to the habitable rooms on the first and second floor levels are considered to be acceptable for the future occupants. The floor to ceiling heights of the habitable rooms would exceed 2.3m on the first, second, third and fourth floors. All habitable rooms would have access to ventilation. The building contains an existing first floor rear terrace and a roof terrace and thus the occupants will have access to private open space. The residential properties to the rear would not detrimentally impact upon the future occupants with regard to overlooking.

Building regulations would ensure that the sound proofing between the residential and retail use to protect the future occupant's residential amenities. The applicant has provided written detail of the installation of sound proofing between retail and residential use. To ensure the protection of future residential occupants, a condition would also be attached which would require soundproofing to be provided.

The retail and residential use have separate entrances. The existing ground floor door (positioned adjacent to the northern boundary) provides access to the entrance lobby and a new internal door at the bottom of the stairwell will provide access to the residential use. The entrance lobby also serves as a fire escape for the retail use. The shop entrance is to remain as existing (which is through the ground floor door positioned in the centre of the shop front).

Lifetime homes have been considered as part of the proposal. As the proposal is a change of use it has not been possible to meet all of the 16 criteria. However where the criteria cannot be met a justification has been provided. In summary the proposed residential dwelling is considered to provide an acceptable level of amenity to the future occupants.

Design and appearance

The subject building is grade II listed and is located within the Bloomsbury Conservation Area. Various internal works are proposed as part of the application, these works are considered to be acceptable however further details are to be requested via condition of the acoustic separation through the first floor and the proposed airbricks to the rear elevation.

The proposal seeks to extend the existing access structure at roof level to create a new storage cupboard which would provide an additional 4 sqm of floorspace. The extension would be rendered to match the existing and would incorporate a new timber door along the southern elevation. The extension has been carefully designed to retain the existing chimney stack. The extension would only be visible from the upper floors of buildings to the rear (in views from the front and sides it would be

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All dimensions to be checked on site

Any errors or omissions must be reported to the architect

REVISION	NOTES	DATE
A	Minor plan amendments to correspond with 200 revised ground drawings	15.12.11

GROSS INTERNAL AREAS

GROUND FLOOR = 11.8 sq
MEZZANINE = 4 sq m
FIRST FLOOR = 47 sq m
SECOND FLOOR = 44 sq m
THIRD FLOOR = 44 sq m
FOURTH FLOOR = 9.3 sq m
TOTAL = 158.9 sq m (1,721 sq ft)

ROOM AREA SCHEDULE

GROUND FLOOR
Entrance lobby = 11.8 sq
MEZZANINE
Utility cupboard = 2.3 sq m
Hall landing = 1.8 sq m
FIRST FLOOR
Reception room = 22 sq m
Kitchen-diner = 11.8 sq m
Bathroom = 5.2 sq m
WC = 2.5 sq m
First floor landing = 2.7 sq m
SECOND FLOOR
Bedroom 1 = 22 sq m
Bedroom = 11.2 sq m
Second floor landing = 3 sq m
THIRD FLOOR
Bedroom 2 = 14.4 sq m
Bedroom = 11.2 sq m
Shower Room = 5.2 sq m
Third floor landing = 4.3 sq m
Services cupboard = 0.6 sq m
FOURTH FLOOR
Landing = 1.7 sq m
Storage cupboard = 2.8 sq m
ROOF
Roof terrace = 34.9 sq m

15 DEC 2011

CLIENT
Vernon Smith Ltd.

PROJECT
31 Museum Street
London WC1A 1LH

Proposed ground & first floor plans

DRAWING NO
0197-201A

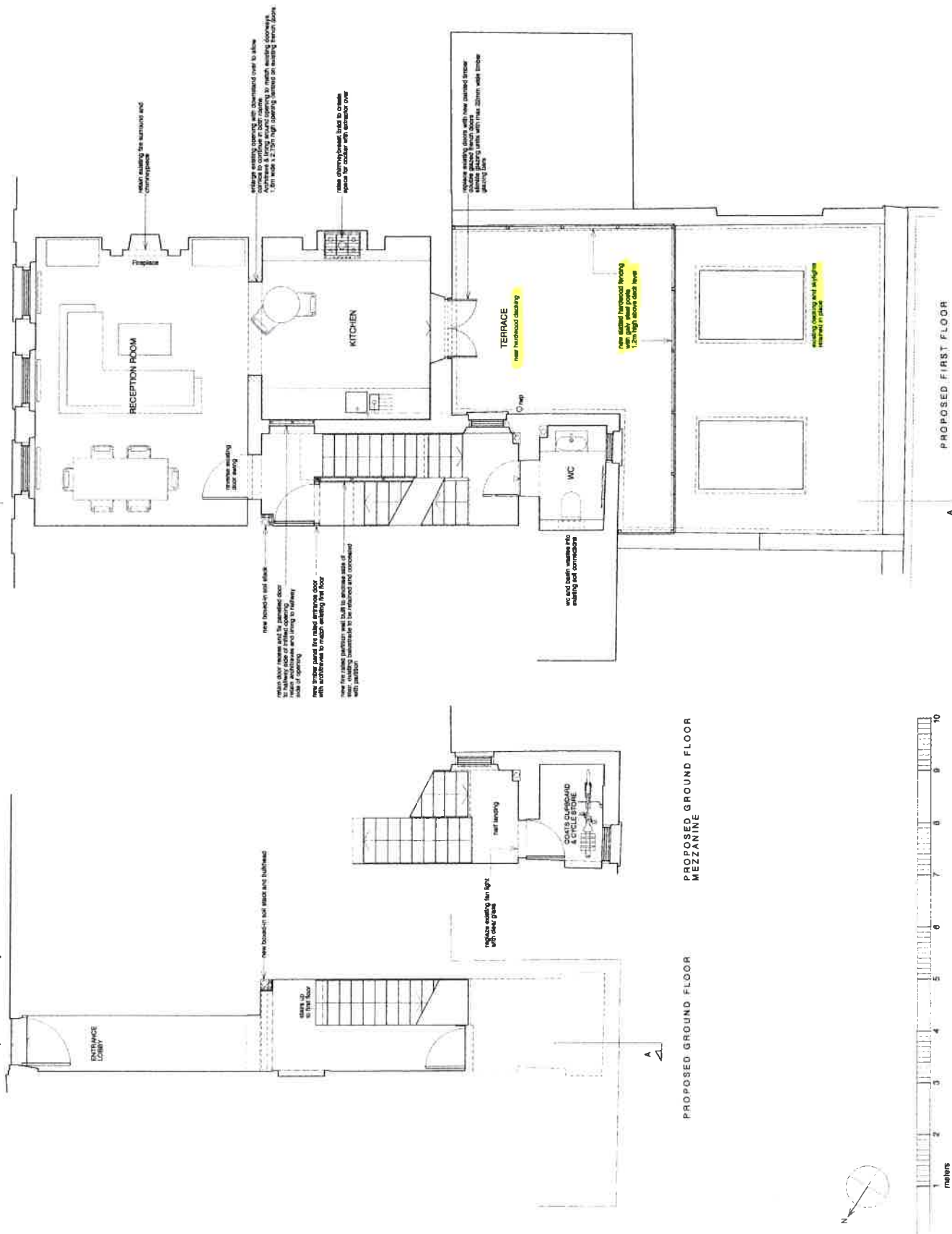
SCALE
1:50 @ A2

DATE
Nov 2011

STATUS
Planning

Stephen Tunvil Architects

1:10 (Project Sheet)



PROPOSED GROUND FLOOR
MEZZANINE
PROPOSED FIRST FLOOR

REVISION	NOTES	DATE
A	Proposed new 4th floor rear window changed	12-12-11

GROUND FLOOR = 11.8 sq
MEZZANINE = 4 sq m
FIRST FLOOR = 47 sq m
SECOND FLOOR = 44 sq m
THIRD FLOOR = 44 sq m
FOURTH FLOOR = 9.3 sq m
TOTAL = 159.9 Sq m (1,721 sq m)

GROUND FLOOR
Entrance lobby = 11.6 sq m

MEZZANINE
Utility cupboard = 2.3 sq m
Lift landing = 1.6 sq m

Reception room = 22 sq m
Küchen-diner = 11,6 sq m
Küchen terrasse = 11,6 sq m
WC = 2,5 sq m
First floor landing = 2,7 sq m

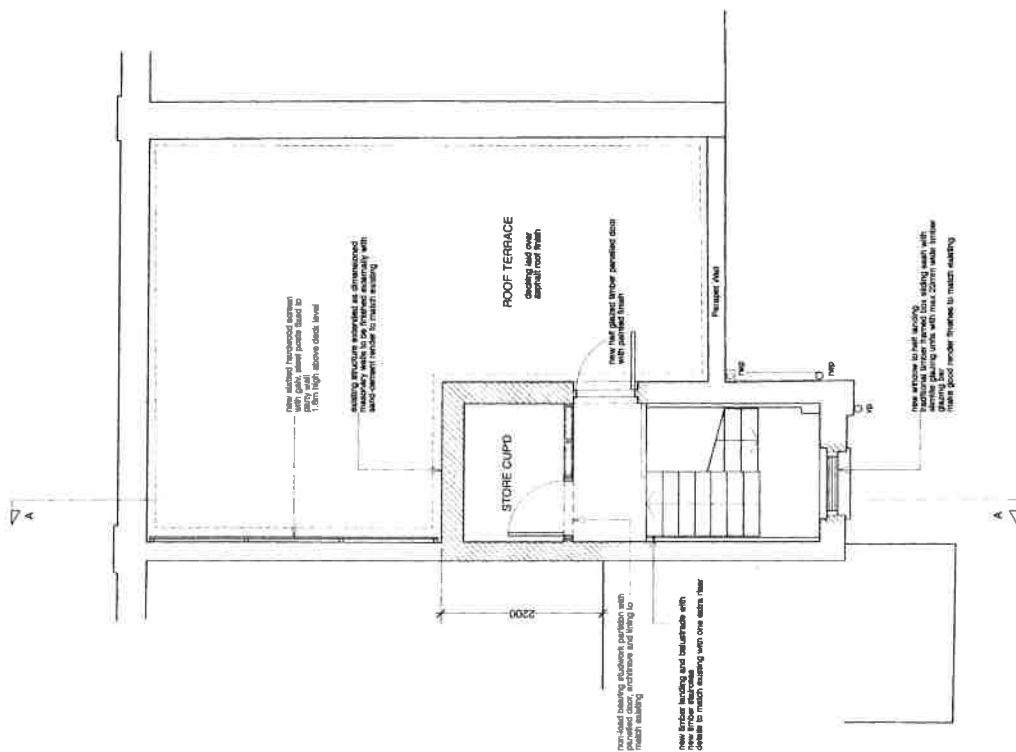
Bedroom 1 = 22 sq m
Bathroom = 11.2 sq m
Second floor landing = 3 sq m

Bedroom 2 = 14.4 sq m
Bedroom 3 = 11.4 sq m
Shower Room = 5.2 sq m
Third floor landing = 4.8 sq m
Services cupboard = 0.6 sq m

Roof terrace = 34.8 sq m

[illegible]

PROPOSED FOURTH FLOOR



PROJECT
31 Museum Street
London WC1A 1LH

DATE	TITLE
11/1/78	Proposed fourth floor & roof plan

0197-203A	SCALE	DATE
	1:50@A2	Nov. 2011

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APPENDIX 5



THE LONDON PLAN

SPATIAL DEVELOPMENT STRATEGY FOR GREATER LONDON
JULY 2011

MAYOR OF LONDON

regarding how to prepare an energy assessment are outlined in Appendix D of the supplementary planning guidance on Sustainable Design and Construction.

- 5.22 Some developments (such as offices, industrial units and hospitals) have significant carbon dioxide emissions related to energy consumption from electrical equipment and portable appliances that are not accounted for in Building Regulations, and therefore are not included within the calculations for the Target Emissions Rate. The strategic aim is to reduce carbon dioxide emissions overall, so that while planning decisions and monitoring requirements will be underpinned by the targets expressed in Policy 5.2B, the requirement in Policy 5.2Da for energy assessments to include separate details of unregulated emissions is to recognise explicitly the additional contribution that can be made through use of efficient equipment, building controls and good management practices, including green leases.
- 5.23 Where it is demonstrated that the specific targets for carbon dioxide emissions reduction cannot be fully achieved on-site the shortfall may be provided off-site, but only in cases where there is an alternative proposal identified and delivery is certain, or where funding can be pooled to support specific carbon dioxide reduction projects or programmes. Further guidance on the criteria for off-site provision, the types of acceptable projects and programmes and a London wide funding scheme will be set out for boroughs.

POLICY 5.3 SUSTAINABLE DESIGN AND CONSTRUCTION

Strategic

- A The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

Planning decisions

- B Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.
- C Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance and this should be clearly demonstrated within a design and access statement. The standards include measures to achieve other policies in this Plan and the following sustainable design principles:
- a minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems)
 - b avoiding internal overheating and contributing to the urban heat island effect
 - c efficient use of natural resources (including water), including making the most of natural systems both within and around buildings
 - d minimising pollution (including noise, air and urban run-off)
 - e minimising the generation of waste and maximising reuse or recycling
 - f avoiding impacts from natural hazards (including flooding)

- g ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions
- h securing sustainable procurement of materials, using local supplies where feasible, and
- i promoting and protecting biodiversity and green infrastructure.

LDF preparation

- D Within LDFs boroughs should consider the need to develop more detailed policies and proposals based on the sustainable design principles outlined above and those which are outlined in the Mayor's supplementary planning guidance that are specific to their local circumstances.

5.24 The principles underlying sustainable design and construction reflect a number of policies in this Plan. In particular they seek to improve the environmental performance of buildings, including consideration of climate change mitigation and adaptation. Policy 5.3 is intended to ensure that buildings minimise carbon dioxide emissions; are efficient in resource use; protect the environment; recognise the uniqueness of locations; are healthy and adaptable; and make the most of natural systems including, for example, the use of passive solar design or local ecosystems. It should be considered alongside policies dealing with architecture and design in Chapter 7.

5.25 Design features such as green roofs (see Policy 5.11) can enhance biodiversity, absorb rainfall, improve the performance of the building, reduce the urban heat island effect and improve the appearance of a development. Use of appropriate materials is also key, and where practicable those with a high embodied energy (see Glossary) should be avoided. The Mayor's supplementary planning guidance on Sustainable Design

and Construction and on Housing reflect key sustainable design principles and outline the standards that are applicable to all developments. These standards should be considered early in the design process and should be addressed in the design and access statement to show how they have been integrated into the development proposal.

5.26 The Government has implemented the Code for Sustainable Homes (CSH) as a national standard for the sustainable design and construction of new homes. The Mayor's approach is compatible with this, and it is expected that new development in London will seek to achieve the highest code levels possible (in particular for energy, see Policy 5.2, and water, see Policy 5.15). The London Housing Strategy⁹ outlines the minimum CSH levels required to comply with Government requirements for publicly funded housing developments, and sets out the requirement to meet code level 4 from 2011. It is also expected that the Government will publish a Code for Sustainable Buildings as a national standard for non-domestic buildings with which the Mayor will also seek to be consistent.

5.27 In support of the London Housing Strategy the Mayor has produced a *Housing Design Guide*¹⁰ (see Chapter 3), which provides further guidance to support the move towards CSH levels and also the standards outlined in the Mayor's supplementary planning guidance.

5.28 Sustainable construction is also a key consideration. The Mayor's supplementary planning guidance on Sustainable Design and Construction outlines key principles and standards that are applicable to the construction phase of new development. It suggests developers refer to the Mayor and London Councils' best practice guidance on the control of dust and emissions during

demolition and construction (also see Policy 7.14). This addresses the environmental impact of construction¹¹, including minimising emissions of dust and construction plant and vehicles emissions. The Mayor also encourages the use of the Demolition Protocol¹² developed by London Remade to support recycling and reuse of construction materials.

POLICY 5.4 RETROFITTING

Strategic

- A The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

LDF preparation

- B Within LDFs boroughs should develop policies and proposals regarding the sustainable retrofitting of existing buildings. In particular they should identify opportunities for reducing carbon dioxide emissions from the existing building stock by identifying potential synergies between new developments and existing buildings through the retrofitting of energy efficiency measures, decentralised energy and renewable energy opportunities (see Policies 5.5 and 5.7).

- 5.29 Retrofitting buildings can make a significant contribution to the climate change and resource management aims of this Plan – for example, London's existing domestic buildings contribute 36 per cent of the region's carbon dioxide emissions alone. Along with other non-domestic buildings, retrofitting the existing building stock

presents a significant opportunity to help meet the strategic carbon dioxide reduction target of 60 per cent by 2025.

- 5.30 Policy 5.4 applies the principles in Policy 5.3 to existing building stock where retrofit opportunities arise (for example, large estate refurbishments). The Mayor supports an integrated, multi-agency approach, to promote the retrofitting of existing buildings, and where possible policies and programmes supporting zero carbon development and deployment of decentralised energy should also be applied to existing buildings. The Mayor will support measures through the Building Regulations and other regulatory and funding mechanisms to improve the performance of London's existing buildings, increase energy and water efficiency, and to make full use of technologies such as decentralised energy and renewable energy.

- 5.31 Further details regarding programmes for retrofitting can be found in the Mayor's Climate Change Mitigation and Energy Strategy and in the London Climate Change Adaptation Strategy. The London Housing Strategy also outlines actions to retrofit existing homes with an emphasis on increasing energy efficiency and reducing carbon dioxide emissions. In addition, useful guidance for retrofitting existing homes is provided in the report *Your home in a changing climate* published by the Three Regions Climate Change Group¹³, and on English Heritage's climate change website¹⁴.

POLICY 5.5 DECENTRALISED ENERGY NETWORKS

Strategic

- A The Mayor expects 25 per cent of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. In order to

Opportunities to offer improved permeability of the site and wider area should be maximised where possible.

- 7.27 The location of a tall or large building, its alignment, spacing, height, bulk, massing and design quality should identify with and emphasise a point of civic or visual significance over the whole area from which it will be visible. Ideally, tall buildings should form part of a cohesive building group that enhances the skyline and improves the legibility of the area, ensuring tall and large buildings are attractive city elements that contribute positively to the image and built environment of London.
- 7.28 The Mayor will work with boroughs to identify locations where tall and large buildings might be appropriate, sensitive or inappropriate. He will help them develop local strategies to help ensure these buildings are delivered in ways that maximise their benefits and minimise negative impacts locally and across borough boundaries as appropriate. It is intended that Mayoral supplementary guidance on characterisation could help set the context for this. In balancing these impacts, unacceptable harm may include criteria in parts D and E of Policy 7.7. Opportunity area planning frameworks can provide a useful opportunity for carrying out such joint work.

Historic environment and landscapes

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage

Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

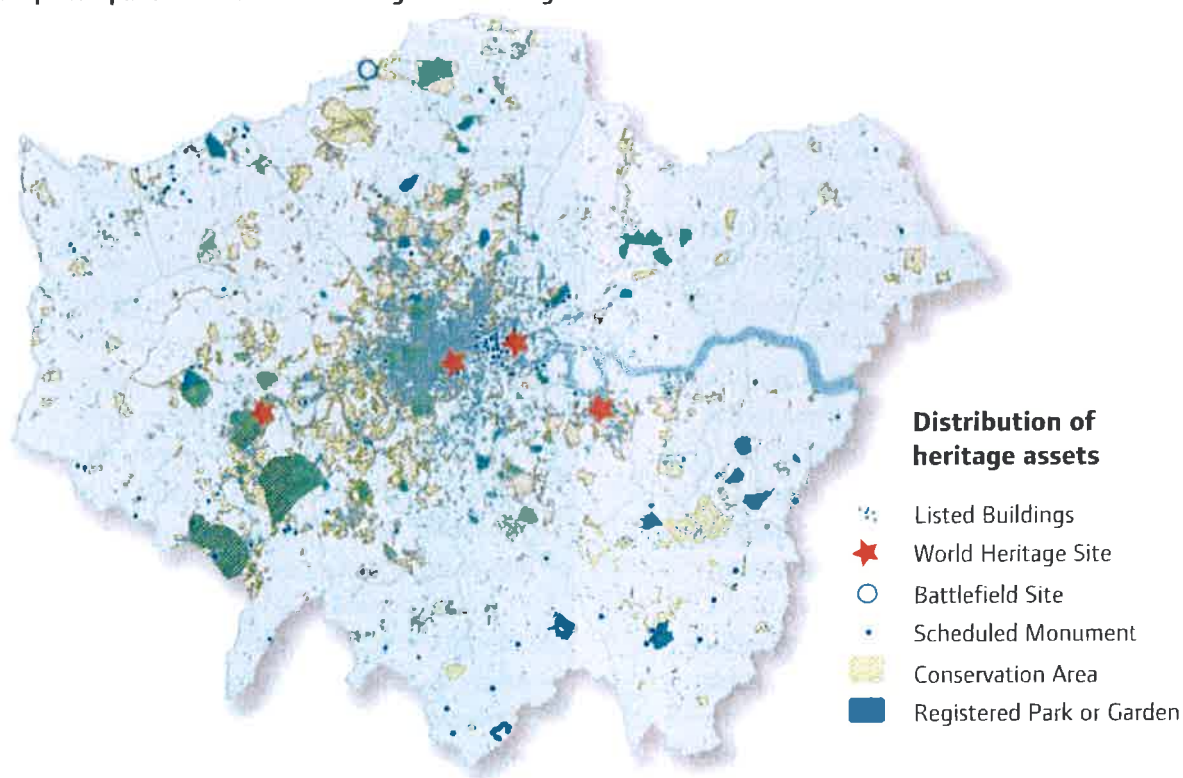
G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

7.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place¹⁵ whilst layers of architectural history provide an environment that is of local, national and world heritage value. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side

by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's heritage assets, in tandem with promotion of the highest standards of modern architecture, will be key to maintaining the blend of old and new that gives the capital its unique character. Identification and recording heritage through, for example, character appraisals, conservation plans and local lists, which form the Greater London Historic Environmental Record (GLHER) are essential to this process¹⁶.

7.30 London's diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Designated assets currently include 4 World Heritage Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled

Map 7.1 Spatial distribution of designated heritage assets



APPENDIX 6

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Noise, Vibration & Acoustics Consultants

Report reference 130503/1

8 July 2013

**Assessment of noise and vibration
from air conditioning units
installed at
7 Coptic Street, London WC1A 1NH**

Appeal reference APP/X5210/C/13/2198147

SUMMARY

- i. This report investigates the validity of reason (c) given by the London Borough of Camden for issuing an enforcement notice reference EN12/0780 concerning works carried out at 7 Coptic Street, London WC1. The reason states *"The air conditioning units due to their location in close proximity to residential windows have the potential to have a detrimental impact on the residential amenity of occupiers due to noise and vibration. The works therefore fail to comply with the policy CS5 of the London Borough of Camden Core Strategy 2010 and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework 2010."*
- ii. I have carried out measurements at the site to establish existing background noise, due mainly to noise from the street, and to verify that the noise levels from the units as installed are consistent with the manufacturer's published data. I have then used standard calculation methods to establish the noise levels reaching nearby residential properties. I have also established, by measurement, the amount of vibration being transmitted into the building structure to which the units are attached.
- iii. Camden Development Policy DP28 predates the NPPF / NPSE guidance and is more restrictive. It should only be given weight according to its degree of consistency with the NPPF. Nevertheless, as a result of my measurements and calculations I have concluded that noise and vibration levels from the air conditioning units installed at 7 Coptic Street are within the criteria set by DP28.
- iv. The residential properties on the opposite side of Coptic Street are the worst case for noise. In terms of British Standard BS 4142, the noise reaching them is 10 dB short of marginal significance for complaints, in the worst-case scenario of both units running in heating mode at the quietest time of a Sunday night. The noise levels are below the 40 dB(A) lowest observable adverse effect level (LOAEL) at night and are below the 45 dB(A) level outside an open bedroom window that is needed to achieve good conditions for sleep.
- v. Vibration levels are low to the point of being imperceptible, and are below levels at which there is a low probability of adverse comment according to British Standard BS 6472.
- vi. I conclude that the air conditioning units do not have the potential to have a detrimental impact on the residential amenity of occupiers due to noise and vibration, and consequently reason (c) of the London Borough of Council's Enforcement Notice reference EN12/0780 is not justified.

1. INTRODUCTION

- 1.1 An Enforcement Notice dated 19th April 2013, reference EN12/0780, has been issued by the London Borough of Camden alleging a breach of planning control due to, inter alia, the installation of two items of air conditioning plant on the roof at 7 Coptic Street, London WC1. An appeal reference APP/X5210/C/13/2198147 has been lodged.
- 1.2 The reasons for issuing the notice state at item (c) that *"The air conditioning units due to their location in close proximity to residential windows have the potential to have a detrimental impact on the residential amenity of occupiers due to noise and vibration. The works therefore fail to comply with the policy CS5 of the London Borough of Camden Core Strategy 2010 and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework 2010."*
- 1.3 This report evaluates the noise and vibration levels of the air conditioning units that have been installed. It assesses the noise and vibration with regard to the NPPF, other relevant standards, and the planning policies cited by the Enforcement Notice. Conclusions are drawn as to whether there is a potential for detrimental impact due to noise and vibration as alleged by the Notice.

2. QUALIFICATIONS AND EXPERIENCE

- 2.1 My name is Peter Moore. I am a Chartered Engineer, a Member of the Institution of Mechanical Engineers and a Member of the Institute of Acoustics. I hold the degree of Master of Arts from Cambridge University, having studied engineering. I have been a consultant in noise and vibration for 25 years.
- 2.2 I regularly give advice on the assessment and control of noise and vibration for clients including County Councils, Local Authorities, planning consultants, property developers and industrial and commercial companies.

3. NATIONAL PLANNING POLICY

- 3.1 The National Planning Policy Framework was published in March 2012. It includes requirements for how noise should be taken into account when determining planning applications. After an initial 12 month period, which has now passed, *"due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."* (NPPF paragraph 215)
- 3.2 At paragraph 109 it states *"The planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from ... being adversely affected by unacceptable levels of ... noise pollution."*
- 3.3 At paragraph 123 it states: *"Planning policies and decisions should aim to:*

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason."*

3.4 For a definition of adverse impacts, the NPPF refers to the 2010 Noise Policy Statement for England. The NPSE utilises two established concepts from toxicology that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

- NOEL – No Observed Effect Level. Below this level, there is no detectable effect on health and quality of life due to the noise.
- LOAEL – Lowest Observed Adverse Effect Level. This is the level above which adverse effects on health and quality of life can be detected.

3.5 The NPSE extends these to the concept of a

- SOAEL – Significant Observed Adverse Effect Level. This is the level above which significant adverse effects on health and quality of life occur.

3.6 The first aim of the NPSE states that significant adverse effects on health and quality of life should be avoided while also taking into account the guiding principles of sustainable development. The NPSE states that it is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. The NPSE acknowledges that further research is required to increase understanding of what may constitute a significant adverse impact on health and quality of life from noise.

3.7 The second aim of the NPSE refers to the situation where the impact lies somewhere between LOAEL and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development. This does not mean that such adverse effects cannot occur.

4. NOISE CRITERIA - WORLD HEALTH ORGANISATION (WHO) GUIDELINES

4.1 The 1999 WHO "Guidelines for Community Noise" recommend noise levels indoors of 35 dB $L_{Aeq, 16 \text{ hour}}$ during the day to prevent moderate annoyance, and 30 dB $L_{Aeq, 8 \text{ hours}}$ in bedrooms at night to avoid sleep disturbance. The guidelines also note that, for noise which is not continuous at night, it is important to limit the number of noise events exceeding 45 dB $L_{Amax, fast}$ since sleep disturbance from intermittent noise events increases with the maximum level. Even if the total

equivalent level (L_{Aeq}) is fairly low, the number of noise events with a high maximum sound pressure level will affect sleep.

- 4.2 The guidelines assume the noise reduction through a bedroom window that is open for ventilation will be 15 dB, and consequently set guidelines for noise levels outside an open bedroom window of 45 dB $L_{Aeq, 8 \text{ hour}}$ with intermittent noise events not exceeding 60 dB $L_{Amax, fast}$.
- 4.3 The 2009 WHO "Night Noise Guidelines for Europe" considers L_{night} , which is the average over a whole year of the external night-time $L_{Aeq, 8 \text{ hour}}$ noise levels. It states that 40 dB L_{night} is the Lowest Observable Adverse Effect Level LOAEL, and 30 dB L_{night} is the No Observable Effect Level (NOEL). The report is primarily addressed at the existing European housing stock rather than new buildings, so assumes that residents will want to have their windows open for ventilation.

5. NOISE CRITERIA - BRITISH STANDARD BS 8233: 1999

- 5.1 British Standard BS 8233 gives recommendations for the control of noise in and around buildings, and suggests appropriate limits and criteria for different situations. The criteria and limits are intended to guide the design of new buildings, or refurbished buildings undergoing a change of use.
- 5.2 The standard specifies "good" and "reasonable" standards for resting or sleeping conditions inside dwellings. In living rooms and bedrooms the good standard is 30 dB L_{Aeq} . The reasonable standard is 40 dB L_{Aeq} in living rooms and 35 dB L_{Aeq} in bedrooms.
- 5.3 These L_{Aeq} values apply to steady noise sources such as road traffic, mechanical services or continuously running plant. They are the noise levels in the living space during normal hours of occupation but excluding noise produced by the occupants and their activities. The averaging time for the L_{Aeq} evaluation should be appropriate to the activity involved, e.g. 2300 to 0700 hours for bedrooms or 0700 to 2300 hours for living rooms.
- 5.4 In common with the WHO guidelines, BS 8233 recommends that intermittent noise sources should not regularly exceed 45 dB $L_{Amax, fast}$ in bedrooms.

6. NOISE CRITERIA - BRITISH STANDARD BS 4142: 1997

- 6.1 British Standard BS 4142 provides a method for rating the likelihood of complaint about noise caused by industrial and commercial premises affecting residential property.
- 6.2 The industrial or commercial noise reaching the residential property is measured in terms of its equivalent continuous noise level (L_{Aeq}) over any one hour period during the day, or 5 minute period at night. If the noise has characteristics that make it more noticeable (such as being irregular or distinctive in character) then a 5 dB correction is added to account for this. The resulting "rating level" is then compared with the background noise (L_{A90}) when the industrial noise is not present, and the difference between the two values determines the risk of complaint.

- 6.3 If the rating level exceeds the background level by 10 dB or more then complaints are likely. If it exceeds the background level by about 5 dB then it is of marginal significance. The rating level needs to be below the background level by a margin of 10 dB or more for complaints to be positively unlikely, at which point the noise would generally be considered inaudible.

7. VIBRATION CRITERIA - BRITISH STANDARD BS 6472: 2008

- 7.1 British Standard BS 6472:2008 defines levels of vibration dose value VDV, reaching the occupants of a building, at which there is a low probability of adverse comment as follows:

Day 7 am to 11 pm	0.2 to 0.4 ms ^{-1.75} VDV
Night 11 pm to 7 am	0.1 to 0.2 ms ^{-1.75} VDV

- 7.2 The standard observes that thresholds of perception vary widely among individuals. Approximately half the people in a typical population, when standing or seated, can perceive a vertical peak acceleration level (W_b weighting) of 0.015 ms⁻² and approximately a quarter would perceive a level of 0.01 ms⁻².

8. LONDON BOROUGH OF CAMDEN POLICIES

- 8.1 Policy CS5 (Managing the impact of growth and development) of the Camden Core Strategy 2010 states:

"The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
- c) providing sustainable buildings and spaces of the highest quality; and*
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.*

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

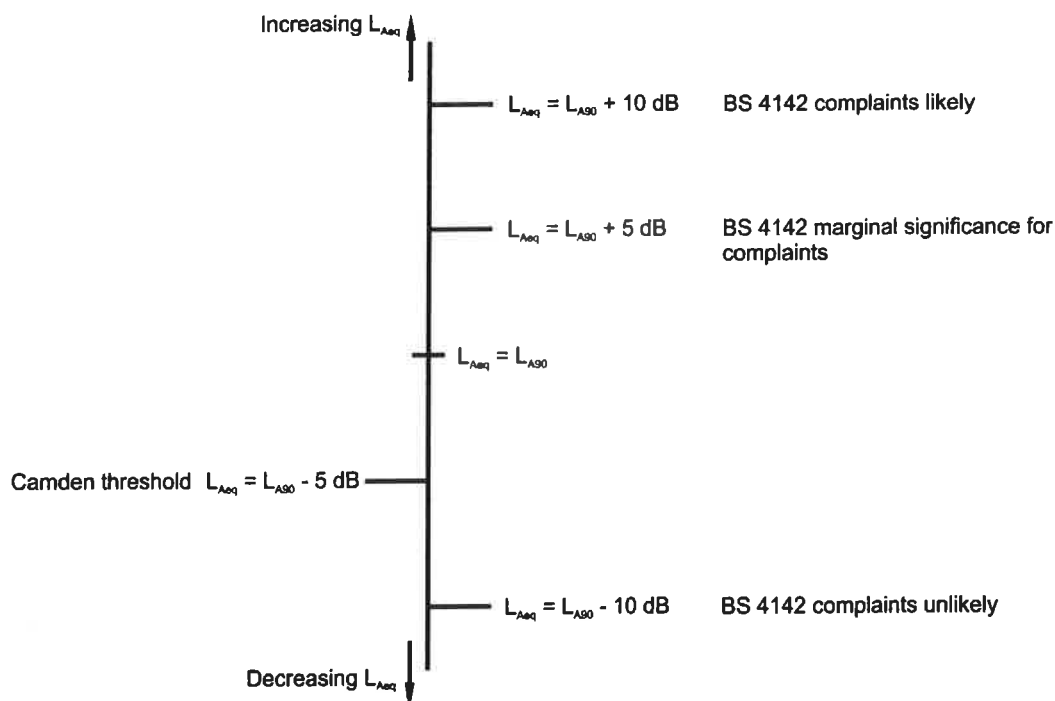
- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- f) requiring mitigation measures where necessary."*

- 8.2 More information on Camden's approach to protecting amenity is given at paragraphs 5.7 and 5.8 of the Core Strategy document as follows:

"Camden's high level of amenity – the features of a place that contribute to its attractiveness and comfort – is a major factor in the quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. However, Camden's inner London location, the close proximity of various uses and the presence of major roads and railways can mean that privacy, noise and light can be particular issues in the borough.

Protecting amenity is, therefore, a key part of successfully managing growth in Camden. We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. More detail and guidance on our approach to amenity is contained in Camden Development Policies policy DP26 – and our Camden Planning Guidance supplementary document. Other policies in Camden Development Policies also contribute to protecting amenity in the borough by setting out our detailed approach to specific issues, such as ... noise and vibration (policy DP28)."

- 8.3 Camden Development Policy DP26 (Managing the impact of development on occupiers and neighbours) states *"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity"* and lists factors that will be considered including, at item (d), noise and vibration. It goes on to state at paragraph 26.5: *"Noise/vibration pollution has a major effect on amenity and health and can be a particularly significant issue in Camden given the borough's dense urban nature. More detail on how to prevent disturbance from noise and vibration, including the requirement for mitigation measures can be found in policy DP28."*
- 8.4 Camden Development Policy DP28 (Noise and Vibration) and its accompanying text is reproduced in full at Appendix 1.
- 8.5 Camden's Development Policy DP28 and the associated noise and vibration thresholds restate advice given in the former Planning Policy Guidance Note PPG24, which was replaced by the NPPF. It should only be given weight, therefore, in so far as it is consistent with the NPPF.
- 8.6 The DP28 noise thresholds applicable to the air conditioning units at 7 Coptic Street are in Table E "Noise levels from plant and machinery at which planning permission will not be granted" where a threshold of 5 dB less than the background L_{A90} is specified at 1 metre external to a sensitive facade. Where the noise has a distinguishable discrete continuous tone or distinct impulses this is reduced to 10 dB below the background L_{A90} .
- 8.7 These thresholds appear to have been based on the British Standard BS 4142 guidance, in which case they should be defined in terms of L_{Aeq} . This is not explicitly stated in the Camden policy, except in the case when the background noise is high (greater than 60 dB L_{A90}) for which the stated threshold is 55 dB L_{Aeq} . Furthermore the time over which the noise should be assessed (1 hour during the day, and 5 minutes at night according to BS 4142) is not stated in the Camden policy. For the purposes of this assessment the BS 4142 conventions are applied.
- 8.8 The threshold above which Camden will not grant permission is shown in relation to the BS 4142 assessment of the likelihood of complaints as follows:



- 8.9 The Camden threshold is set low in relation to the likelihood of complaints, at 5 dB above the point at which complaints are positively unlikely and 10 dB short of the point at which the noise is of marginal significance for complaints. The relationship between the BS 4142 rating of the likelihood of complaint and the SOAEL / LOAEL / NOEL levels in the NPSE is not firmly established but it is unlikely that the SOAEL would occur at anything lower than a marginal significance for complaints. The Camden threshold is therefore more restrictive than the NPPF / NPSE guidance, since the NPPF / NPSE does not rule out adverse effects from noise provided they are not above the SOAEL.
- 8.10 The DP28 vibration thresholds are at Table C "Vibration levels on residential sites adjoining railways and roads at which planning permission will not be granted". The title of this table suggests a limited applicability which does not include vibration from air conditioning units, but British Standard BS 6472 from which the thresholds are evidently taken applies to any vibration source. The DP28 thresholds correspond to the level at which a low probability of adverse comment is expected according to the 1992 edition of the standard. The levels are revised in the current 2008 edition of the standard, which is quoted at paragraph 7.1 of this report.

9. NOISE ASSESSMENT

- 9.1 The two air conditioning units that have been installed at 7 Coptic Street are both Fujitsu type AOYG30LAT4, which the manufacturer's published data states has a noise level at 1 metre from the unit of 50 dB(A) when cooling and 51 dB(A) when heating. A frequency analysis of the noise, from the manufacturer's data, is at Appendix 2.
- 9.2 I have carried out my own measurements of the noise from these units. It was not possible to reliably measure the noise at 1 metre from the units because at that distance it was mainly the traffic noise from the nearby roads that could be heard, rather than the noise from the unit itself.

Going closer to the unit, at a distance of 0.5 metres, its noise became more dominant. The measurement at this distance when cooling, and its comparison with the manufacturer's data are as follows:

Measured at 0.5 m, cooling mode	60.5 dB(A)
Noise when not running (traffic)	<u>54.2 dB(A)</u>
Difference attributed to aircon unit	59.3 dB(A)
Adjusted to 1 metre (-6 dB)	53.3 dB(A)
Adjusted for reflective surfaces (-3 dB)	50.3 dB(A)
Manufacturer's figure	<u>50.0 dB(A)</u>
Difference	0.3 dB(A)

The noise measured on site and the manufacturer's data are therefore in close agreement. Subjectively the noise does not contain any discrete tones or impulsive characteristics that would warrant a penalty in the DP28 or BS 4142 analyses.

- 9.3 The manufacturer's data has been used as the basis for a calculation of the noise reaching the nearby residential properties. The calculation is done with a proprietary computer program, "Soundplan", which is an implementation of the International Standard ISO 9613-2 calculation method "Acoustics - Attenuation of sound during propagation outdoors - Part 2: General method of calculation". It takes account of the distances over which the sound travels, and the effects of intervening barriers (including buildings) and reflective surfaces. In the case of the calculations for 7 Coptic Street, the barriers include the brick walls that form the chimneys either side of the roof terrace, and the transparent panels at either end of the roof terrace.
- 9.4 The results of the calculation are shown in Figure 1, in the form of coloured contour bands of noise levels superimposed on the Ordnance Survey plan. The noise levels are calculated at the height of the air conditioning units, assuming both are running together in the cooling mode. If they were both running together in heating mode the noise levels would be 1 dB(A) more.
- 9.5 The nearest residential building with windows facing the air conditioning units is on the opposite side of Coptic Street, to the east. To the north west, further away, are the Stedham Chambers apartments. These buildings are shown in photographs, taken from the roof at 7 Coptic Street, at Figures 2 and 3. Buildings to the west are believed to be in non-residential use and are further away. The adjoining neighbours on the same side of Coptic Street (numbers 6 and 7) do not have windows facing the air conditioning units so are less exposed to the noise than those on the opposite side of the road.
- 9.6 It was not possible to establish background noise levels at these nearby residential locations by direct measurement, due to lack of access. Instead, background noise was measured on the roof of 7 Coptic Street commencing on Friday 21st June and continuing over the weekend until the following Monday evening when the recording stopped due to the sound level meter's memory becoming full. Noise levels were sampled over consecutive five-minute periods, this being the period specified by BS 4142 at night. Measurements were taken over the weekend since it was anticipated that the Sunday night would be the quietest period, and therefore the worst case against which to assess the air conditioning noise. The results of the measurements (Figure 4) confirm this to be the case. The air conditioning units were switched off during this survey, and the main source of the measured noise was from the local streets.

9.7 The microphone was set back by approximately 2 metres from the edge of the roof, due to the constraints of the site, which meant that the roof edge created a barrier to noise coming up from Coptic Street. It was at a height of 1.5 metres, i.e. not obstructed by the transparent screens at the end of the roof terrace. The residential windows on the opposite side of Coptic Street have a direct view of the street, so the background noise at those windows is likely to be higher than the measured values. The Stedham Chambers apartments appear to be more shielded from street noise than the measurement position, so there the background noise is likely to be lower than the measured values.

9.8 Facade noise levels from the air conditioning units compare with the measured background noise at the quietest time of the Sunday night as follows:

Opposite side of Coptic Street	37 dB(A) cooling, both running 38 dB(A) heating, both running
Stedham Chambers	28 dB(A) cooling, both running 29 dB(A) heating, both running
Measured background noise (quietest time on a Sunday night)	43 dB L_{A90}

9.9 It is apparent that the criterion set by Camden's policy DP28 of the air conditioning noise level being quieter than 5 dB below the background noise is met at the opposite side of Coptic Street, even before any account is taken of the background noise there most likely being higher than the measured value.

9.10 In terms of BS 4142, the noise reaching the opposite side of Coptic Street is 10 dB short of being of marginal significance for complaints, in this worst-case scenario of both units running in heating mode at the quietest time of a Sunday night. During the day, when background noise is in excess of 50 dB L_{A90} , the air conditioning noise is positively unlikely to cause complaints according to BS 4142, and is likely to be inaudible.

9.11 In terms of BS 8233 and the World Health Organisation guidance, the air conditioning noise reaching the opposite side of Coptic Street is below the 40 dB(A) lowest observable adverse effect level (LOAEL) at night and is below the 45 dB(A) level outside an open bedroom window that is needed to achieve good conditions for sleep. Existing noise from the street is above these criterion levels.

9.12 At Stedham Chambers the air conditioning noise level is 14 dB below the measured background noise at the quietest time of a Sunday night. Account needs to be taken of the likelihood that the background noise at Stedham Chambers is lower than the value measured on the roof of 7 Coptic Street, but it is unlikely to be as low as the 34 dB L_{A90} value that would cause it to be a worse case than the situation at the opposite side of Coptic Street with regard to DP28 or BS 4142.

9.13 In terms of BS 8233 and the World Health Organisation guidance, the air conditioning noise reaching Stedham Chambers is below the 30 dB(A) no observable effect level (NOEL) at night and is below the 45 dB(A) level outside an open bedroom window that is needed to achieve good conditions for sleep.

- 9.14 A list of instrumentation used in the surveys is given at Appendix 1. The equipment has its calibration checked annually, traceable to national reference standards.

10. VIBRATION ASSESSMENT

- 10.1 Vibration levels were measured on the steel mounting brackets of each of the air conditioning units, where they are fixed to the brickwork, while they were running in the cooling mode. The units are secured to these brackets through rubber bushes which help to isolate any vibration generated in the unit from being transmitted to the bracket.
- 10.2 Weighted acceleration levels (b and d weightings as defined in BS 6472) were measured in three mutually perpendicular planes, using a high sensitivity triaxial accelerometer affixed by a magnet. The instrumentation is listed at Appendix 1. The vibration dose value (VDV) was measured for one minute and the total VDV for the whole day and night periods was then calculated by assuming the vibration would be continuous for the whole period.
- 10.3 The vibration at the worst case measurement position / direction was equivalent to a vibration dose value over the whole day of $0.09 \text{ m/s}^{1.75}$ VDV and over the whole night of $0.08 \text{ m/s}^{1.75}$ VDV. These are below the range at which BS 6472 indicates a low probability of adverse comment, and they meet the criteria set by Camden's policy DP28.
- 10.4 The W_b weighted peak acceleration was 0.006 ms^{-2} which is below the thresholds of perception (0.015 ms^{-2} for half the population, 0.01 ms^{-2} for a quarter of the population) stated in BS 6472.

11. CONCLUSIONS

- 11.1 Camden Development Policy DP28 predates the NPPF / NPSE guidance and is more restrictive. It should only be given weight according to its degree of consistency with the NPPF. Nevertheless, noise and vibration levels from the air conditioning units installed at 7 Coptic Street are within the criteria set by DP28.
- 11.2 The residential properties on the opposite side of Coptic Street are the worst case for noise. In terms of British Standard BS 4142, the noise reaching them is 10 dB short of marginal significance for complaints, in the worst-case scenario of both units running in heating mode at the quietest time of a Sunday night. The noise levels are below the 40 dB(A) lowest observable adverse effect level (LOAEL) at night and are below the 45 dB(A) level outside an open bedroom window that is needed to achieve good conditions for sleep.
- 11.3 Vibration levels are low to the point of being imperceptible, and are below levels at which there is a low probability of adverse comment according to British Standard BS 6472.
- 11.4 I conclude that the air conditioning units do not have the potential to have a detrimental impact on the residential amenity of occupiers due to noise and vibration, and consequently reason (c) of the London Borough of Council's Enforcement Notice reference EN12/0780 is not justified.

FIGURE 1: Soundplan calculation results

Based on the Ordnance Survey MasterMap
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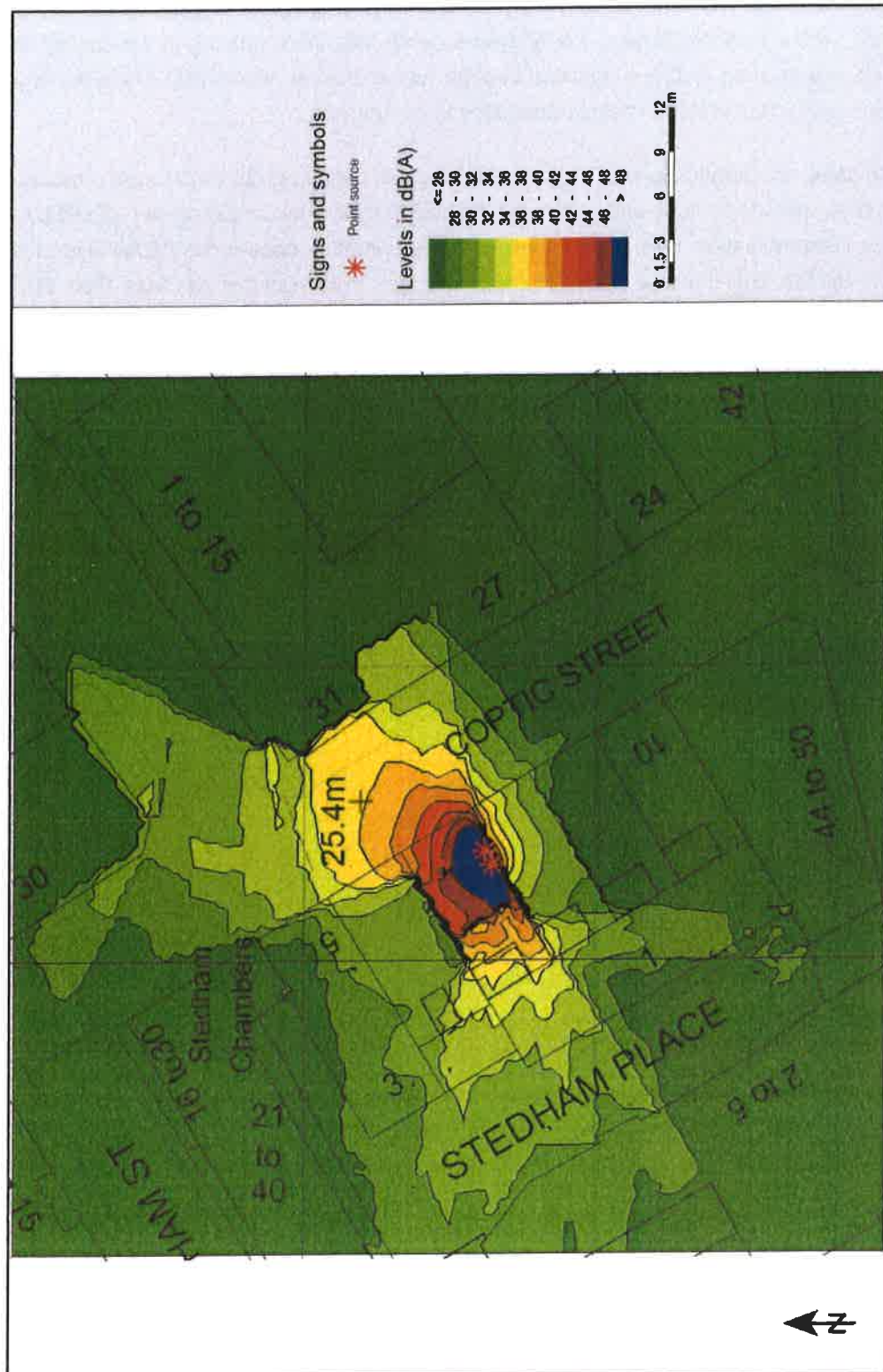


FIGURE 2 : Building on opposite side of Coptic Street

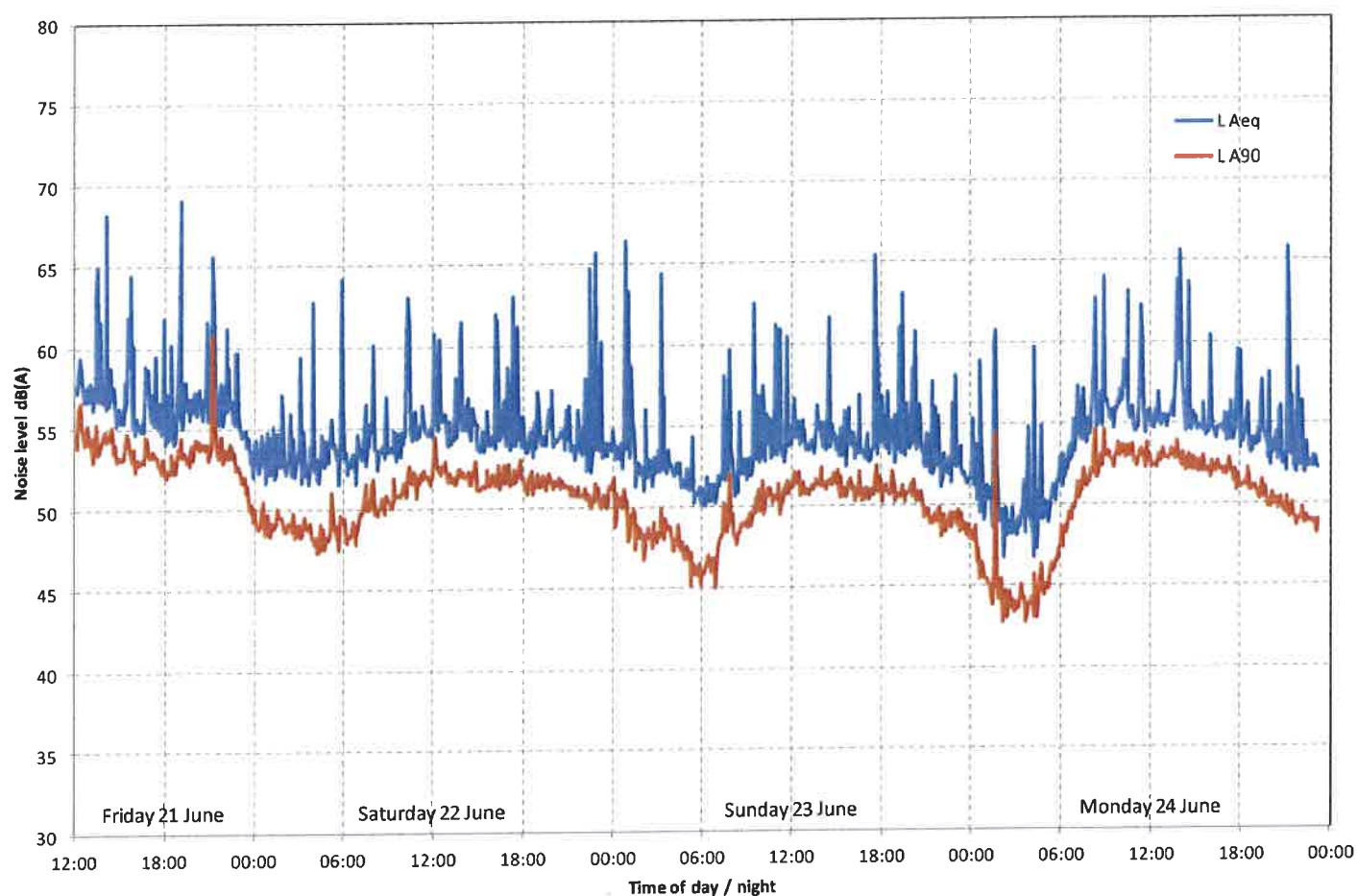


FIGURE 3: Stedham Chambers



FIGURE 4: Ambient Noise Level Survey

5 minute samples, measured on the roof at 7 Coptic Street, air conditioning units not running



Weather conditions dry with light winds, except for Saturday afternoon when winds were 15 to 20 mph south-westerly, and Sunday daytime when winds were 20 mph westerly.

Work activity reported on the roof terrace Saturday 09:30 to 14:00, Monday 12:30 to 15:30.

APPENDIX 1: Camden Development Policy DP28

DP28. Noise and vibration

- 28.1 Noise and vibration can have a major effect on amenity and health and therefore quality of life. Camden's high density and mixed-use nature means that disturbance from noise and vibration is a particularly important issue in the borough. Camden's Core Strategy recognises the importance of this issue for Camden's residents and policy DP28 contributes to implementing a number of Core Strategy policies, including CS5 – *Managing the impact of growth and development*, CS9 – *Achieving a successful Central London*, CS11 – *Promoting sustainable and efficient travel* and CS16 – *Improving Camden's health and well-being*.

DP POLICY

DP28 – Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a) development likely to generate noise pollution; or
- b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted.

The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact.

- 28.2 The effect of noise and vibration can be minimised by separating uses sensitive to noise from development that generates noise and by taking measures to reduce any impact. Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces, while noise is generated by rail, road and air traffic, industry, entertainment (e.g. nightclubs, restaurants and bars) and other uses.
- 28.3 The Council will only grant planning permission for development sensitive to noise in locations that experience noise pollution, and for development likely to generate noise pollution, if appropriate attenuation measures are taken, such as double-glazing. Planning permission will not be granted for development sensitive to noise in locations that have unacceptable levels of noise. Where uses sensitive to noise are proposed close to an existing source of noise or when development that generates noise is proposed, the Council will require an acoustic report to ensure compliance with PPG24: *Planning and noise*. A condition will be imposed to require that the plant and equipment which may be a source of noise pollution is kept working efficiently and within the required noise limits and time restrictions. Conditions may also be imposed to ensure that attenuation measures are kept in place and effective throughout the life of the development.
- 28.4 In assessing applications, we will have regard to the Noise and Vibration Thresholds, set out below. These represent an interpretation of the standards in PPG24 and include an evening period in addition to the day and night standards contained in the PPG, which provide a greater degree of control over noise and vibration during a period when noise is often an issue in the borough.

Table A: Noise levels on residential sites adjoining railways and roads at which planning permission will not be granted

Noise description and location of measurement	Period	Time	Sites adjoining railways	Sites adjoining roads
Noise at 1 metre external to a sensitive façade	Day	0700-1900	74 dB L_{Aeq} 12h	72 dB L_{Aeq} 12h
Noise at 1 metre external to a sensitive façade	Evening	1900-2300	74 dB L_{Aeq} 4h	72 dB L_{Aeq} 4h
Noise at 1 metre external to a sensitive façade	Night	2300-0700	66 dB L_{Aeq} 8h	66 dB L_{Aeq} 8h

Table B: Noise levels on residential streets adjoining railways and roads at and above which attenuation measures will be required

Noise description and location of measurement	Period	Time	Sites adjoining railways	Sites adjoining roads
Noise at 1 metre external to a sensitive façade	Day	0700-1900	65 dB L_{Aeq} 12h	62 dB L_{Aeq} 12h
Noise at 1 metre external to a sensitive façade	Evening	1900-2300	60 dB L_{Aeq} 4h	57 dB L_{Aeq} 4h
Noise at 1 metre external to a sensitive façade	Night	2300-0700	55 dB L_{Aeq} 1h	52 dB L_{Aeq} 1h
Individual noise events several times an hour	Night	2300-0700	>82 dB L_{Amax} (S time weighting)	>82 dB L_{Amax} (S time weighting)

Table C: Vibration levels on residential sites adjoining railways and roads at which planning permission will not be granted

Vibration description and location of measurement	Period	Time	Vibration levels
Vibration inside critical areas such as a hospital operating theatre	Day, evening and night	0000-2400	0.1 VDV ms ^{-1.75}
Vibration inside dwellings	Day and evening	0700-2300	0.2 to 0.4 VDV ms ^{-1.75}
Vibration inside dwellings	Night	2300-0700	0.13 VDV ms ^{-1.75}
Vibration inside offices	Day, evening and night	0000-2400	0.4 VDV ms ^{-1.75}
Vibration inside workshops	Day, evening and night	0000-2400	0.8 VDV ms ^{-1.75}

Where dwellings may be affected by ground-borne regenerated noise internally from, for example, railways or underground trains within tunnels, noise levels within the rooms should not be greater than 35dB(A)_{max}

Table D: Noise levels from places of entertainment on adjoining residential sites at which planning permission will not be granted

Noise description and measurement location	Period	Time	Sites adjoining places of entertainment
Noise at 1 metre external to a sensitive façade	Day and evening	0700-2300	L _{Aeq} 5m shall not increase by more than 5dB*
Noise at 1 metre external to a sensitive façade	Night	2300-0700	L _{Aeq} 5m shall not increase by more than 3dB*
Noise inside any living room of any noise sensitive premises, with the windows open or closed	Night	2300-0700	L _{Aeq} 5m (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place

Table E: Noise levels from plant and machinery at which planning permission will not be granted

Noise description and location of measurement	Period	Time	Noise level
Noise at 1 metre external to a sensitive façade	Day, evening and night	0000-2400	5dB(A) <LA90
Noise that has a distinguishable discrete continuous note (whine, hiss, screech, hum) at 1 metre external to a sensitive façade.	Day, evening and night	0000-2400	10dB(A) <LA90
Noise that has distinct impulses (bangs, clicks, clatters, thumps) at 1 metre external to a sensitive façade.	Day, evening and night	0000-2400	10dB(A) <LA90
Noise at 1 metre external to sensitive façade where LA90>60dB	Day, evening and night	0000-2400	55dBL _{Aeq}

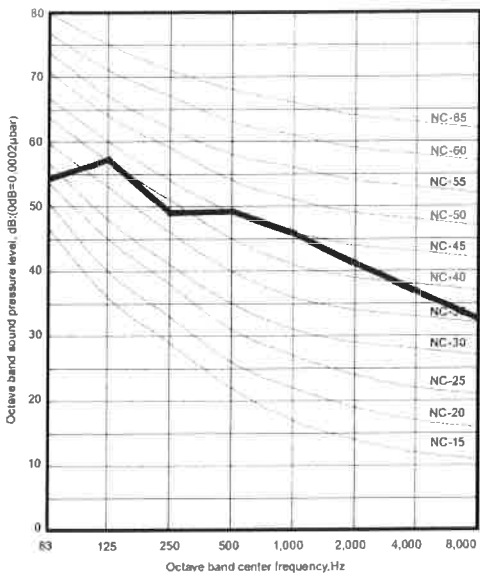
Key evidence and references

- Camden's Noise Strategy, 2002
- The London Plan (Consolidated with Alterations since 2004), 2008
- Planning Policy Guidance 24: Planning and noise

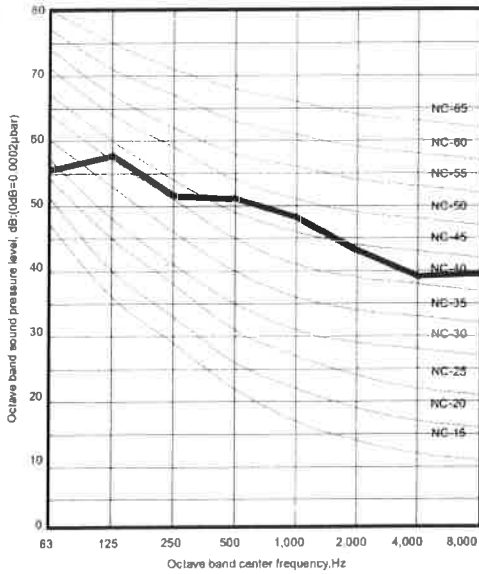
APPENDIX 2: Air conditioning unit manufacturer's noise data

MODEL: AO*G30L4

Cooling



Heating



OUTDOOR UNIT
AO*G30L4

OUTDOOR UNIT
AO*G30L4

APPENDIX 3: Instrumentation

Long term noise measurement – Cirrus type CR:811B sound level meter, serial no. C18910FD

Measurements close to air conditioning units:

Microphone – PCB type 377B02, serial no. 115598

Microphone preamplifier – PCB type Y426A11, serial no. 319

Acoustical calibrator - Bruel & Kjaer type 4231, serial no. 1914710

Accelerometer – PCB high sensitivity triaxial type 356B18, serial no. 72919

Accelerometer calibrator - Bruel & Kjaer type 4294, serial no. 2678037

Computer interface – National Instruments type 9234, serial no. 137EC95

Analysis software – National Instruments Sound & Vibration Measurement Suite version 6

