

Mr. David Williams
Planning Resolution Partnership LLP
City Temple
Holborn Viaduct
London
EC1A 2DE

Application Ref: **2015/2091/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

6 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Generator Hostel
MacNaughton House
Compton Place
London
WC1H 9SE**

Proposal:

Erection of a new front entrance to hostel with covered loggia entrance, acoustic glazed atrium with green wall to enclose a new platform lift for luggage & disabled guests and reconfiguration of existing front fire escape stairs; Erection of new door and staircase to provide additional access to rear external courtyard.

Drawing Nos: (1068-F1-) 001revP2, 010revP1, 100revP1, (1068-D1-) 010revP2, 100revP2, 110revP1, 111revP2, 112revP1, 120revP3.

Supporting documents

Statement of Community Involvement dated April 2015

Environmental noise survey report prepared by Sandy Brown dated 31st July 2014 (ref 14205-R01-B)

Design and Access Statement prepared by Orbit Architects dated March 2015

Construction Management Plan prepared by City Sq dated March 2015

Cover letter from Planning Resolutions dated 7th April 2015

Specification for fixing ANS Living Wall System to brick or concrete wall



Urban Ruralism Living Walls brochure
Planning Statement prepared by Planning Resolutions

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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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:

(1068-F1-) 001revP2, 010revP1, 100revP1, (1068-D1-) 010revP2, 100revP2, 110revP1, 111revP2, 112revP1, 120revP3.

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

- 4 Prior to the first occupation of the building a plan showing details of the green wall including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability

of the green wall, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green wall is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The rear courtyard smoking area hereby permitted shall not be used out outside the following times 0800 and 2200 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed new entrance and covered loggia would improve the flow of visitors to the hostel to reduce noise and disturbance for surrounding occupiers generated from the visitors arriving in Compton Place. Whilst the loss of the frontage is regrettable the proposed acoustic glazed entrance and new lift will improve the access arrangements for visitors entering the building. The proposed green wall and glazed walkway and atrium would be a contemporary addition that would be subordinate to the existing building and enliven the frontage. Further details of the green wall are requested via condition to ensure regular maintenance and appropriate species and substrate. As such the proposals would not cause

significant harm to the character and appearance of the host building or the Bloomsbury Conservation Area.

The proposed new main entrance would not significantly impact upon the surrounding neighbours in relation to loss of light, enclosure and outlook/privacy. The new platform lift would not give rise to any noise issues as it would be contained within the building. The Council's standard noise criteria are added as a condition to ensure noise levels to safeguard the amenity of nearby occupiers and surrounding area.

The proposals include relocation of the smoking area from the side of the building in Compton Place to an internal courtyard which is a low-level space enclosed by the subject building and a 4m high wall (along the northern elevation). A new staircase and doorway would be created to enable access to the courtyard. These would not be visible from surrounding buildings. Due to the height of the northern wall the proposals would not cause significant noise disturbance to the surrounding neighbours. To further minimise noise generated, a condition is added stipulating that the courtyard would not be able to be used after 10pm.

One letter of support and two objections have been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, DP25, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment