

Mr Hugo Bass
HUT Architecture Ltd.
35-39 Old Street
London
EC1V 9HX

Application Ref: **2015/5398/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

3 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Eagle House
2-28 Procter Street
London
WC1V 6NX

Proposal:

Additions and alterations including relocation of main entrance to Eagle Street, installation of metal gates to rear service yard, installation of new air-handling units at roof level and refurbishment of existing roof terrace.

Drawing Nos: E008 B; E009 B; E010 F; E015 E; E016 E; E030 E; E031 E; E040 C; E053 B; E300 B; E302B; 009C; 010H; 015E; 016H; 030G; 031G; 040F; 053B; 300B; 302B

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: E008 B; E009 B; E010 F; E015 E; E016 E; E030 E; E031 E; E040 C; E053 B; E300 B; E302B; 009C; 010H; 015E; 016H; 030G; 031G; 040F; 053B; 300B; 302B

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

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 6941).
- 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.

Permission is sought for the following:

- Relocation of front door to Eagle Street passageway to accommodate for internal

refurbishment proposals

- New feature signage, glazing & metal cladding panels to front & side elevations around ground floor entrance & passageway linking Eagle & Procter Street
- Refurbishment of passageway soffit complete with new external lighting
- New metal gates to refuse storage area accessed from Eagle Street
- Refurbishment of existing roof terrace to be used by building occupants
- New, modernised plant to replace existing units located externally at roof level

The scheme has been revised to remove cycle parking at basement levels as access arrangements were insufficient and there were civil issues with regard to ownership. As there is no requirement for provision cycle parking for this application (it was intended to improve existing arrangements), the removal of proposed basement level cycle parking is acceptable.

The main entrance would be relocated from Procter Street to the undercroft on the passageway section of Eagle Street. This is a minor relocation which will require minimal works to an already glazed part of the building and is considered acceptable.

New glazing and metal cladding would also be installed on the front and side elevation the entrance and passageway. The soffit above the passageway would be refurbished with new lighting installed. This is considered to be general improvement works and is broadly in keeping with the style of the building, the new lighting and general refurbishment works, together with the relocation of the entrance will make the passageway/undercroft more welcoming and provide increased natural surveillance. The works are considered to be acceptable.

To the refuse storage area just off Eagle Street new metal gates would be installed. These would be dark metal and of a contemporary design. Presently the site reads as an unkempt service yard, it does not allow for pedestrian thorough routes and it is currently gated with utilitarian galvanised metal gates. The improvements to the style of gating are considered to be acceptable.

At fifth floor level fronting Procter Street at the south side of the building there is a modest roof terrace. The proposal would see the balustrade moved closer to the edge of the building, new timber decking would also be installed. There are a range of large terraces stretching across the entire width of the building at upper floor levels. This modest enlargement of an existing roof terrace would not be overly visible in the overall context of this large office building and given its location, surrounded by various elements of the building itself, it would in impact upon overlooking to any residential properties which may be in the immediate vicinity.

At present external air handling units are located across the two highest levels of the building. The proposal would see these units replaced and consolidated at the highest roof element. New units would be installed which are fully compliant with Camden's noise Guidelines. An acoustic report was submitted and reviews by the Council's noise officer, no issues were raised.

Two comments have been received prior to making this decision. These and the planning history of the site have been taken into account when coming to this

decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.15 of the London Plan 2015 and paragraphs 14, 17, 56-66 and 123 of the National Planning Policy Framework.

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