

Mr Michael Hanily
Hanily McGarry Property Ltd
53 Davies Street
London
W1K 5JH

Application Ref: **2015/5721/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

4 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17-33 William Road
London
NW1 3ER

Proposal:
Change of use from storage (Sui Generis) to office (Class B1a), including the installation of two air-conditioning units and replacement of the garage door by new office doors.

Drawing Nos: OS Extract, X010, X100, X110, X210, X310, X311, P100, P110, P210, P310, P311; Hodkinson Sustainability Statement (dated September 2015), Ned Johnson Acoustic Consultant Acoustic Assessment of Plant Noise (dated August 2015), Air conditioning drawing and Air Conditioning Unit Specification.

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract, X010, X100, X110, X210, X310, X311, P100, P110, P210, P310, P311; Hodkinson Sustainability Statement (dated September 2015), Ned Johnson Acoustic Consultant Acoustic Assessment of Plant Noise (dated August 2015), Air conditioning drawing and Air Conditioning Unit Specification.

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

Informative(s):

- 1 Reasons for granting permission

Council LDF policies seek to protect employment space in the borough by retaining land and buildings that are suitable for continued business and resisting the loss of office space. The premises were until recently used as a car maintenance garage for Addison Lee but, owing to space constraints and noise disturbance to the offices nearby, the residential use above and the school close by, this has since been relocated to 3-6 Spring Place, which is also within the borough. The extension of the existing office into this space in place of the existing workshop is

therefore considered to be acceptable as it retains an employment use here.

The proposal is for a change of use and therefore majority of the works would take place within the existing building. The office door replacing the existing garage door would be similar in design to the existing adjoining office door and is acceptable in design terms and would activate this part of the frontage.

The two air-conditioning units are to be located on the flat roof garage adjoining 17-33 William Road. A noise report has been submitted which has concluded that the noise levels would be 7dBA below the background noise level at the adjacent properties which would comply with Council noise standards. It is considered there would be no harm caused to neighbouring occupiers in terms of noise as a result of this proposal. Indeed the use as an office would improve the amenities in the area by reducing movements by people and vehicles and noise and fumes from the workshop. The proposal incorporates several rooflights to provide natural light to the occupiers of the office.

The proposal includes 12 cycle parking spaces; given that this is a refurbishment and the office is within five minutes' walk of Euston station, this is considered to be acceptable. There is adequate bin storage included within the proposal. The proposal will achieve a BREEAM rating of 'very good' and the sustainability measures that are being incorporated into the development are considered to be adequate.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS8, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.7, 6.9 and 7.4 of the London Plan 2015 and paragraphs 14, 17, 23-27, 29-41 and 126-141 of the National Planning Policy Framework.

- 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 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).

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