

Mr. Neil Lucas
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/4464/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**31-32 & 33-34 Alfred Place
London
WC1E 7DP**

Proposal:

Alterations to existing building, including new shopfronts, roof terraces at 5th and 7th floor levels, ground floor cycle store, creation of lightwell, and rooftop plant, enclosures and ductwork.

Drawing Nos: Site Location Plan P001/A; P099/B; P100/B; P101/A; P102/A; P103/A; P104/A; P105/A; P106/A; P107/A; P120/A; P121/A; P130/A; P199/B; P200/B; P201/A; P202/A; P203/A; P204/A; P205/A; P206/A; P207/A; P400/A; P401/A; P500/B; Design and Access Statement by Ben Adams Architects dated July 2015; Planning Statement by DP9 dated August 2015; Noise Survey by Hann Tucker Associates 22265/ENS1(Rev A) dated 31st July 2015

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 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: Site Location Plan P001/A; P099/B; P100/B; P101/A; P102/A; P103/A; P104/A; P105/A; P106/A; P107/A; P120/A; P121/A; P130/A; P199/B; P200/B; P201/A; P202/A; P203/A; P204/A; P205/A; P206/A; P207/A; P400/A; P401/A; P500/B; Design and Access Statement by Ben Adams Architects dated July 2015; Planning Statement by DP9 dated August 2015; Noise Survey by Hann Tucker Associates 22265/ENS1(Rev A) dated 31st July 2015.

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

- 4 Prior to operation, details shall be submitted to and approved in writing by the Council, of the external noise levels emitted from plant equipment and any mitigation measures as stated in report ref: 22265/ENS1(Rev A) dated 31st July 2015. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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 policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for works of refurbishment to the buildings at 31-32 and 33-34 Alfred Place. At ground floor level it is proposed to remove the recessed loading bay in front of 31-32 Alfred Place, and open up a lightwell measuring 7.1m x 3.8m. The two roller shutters within the bay will be replaced with full height glazing, and

similar replacement glazing is proposed for the rest of the ground floor elevation.

The buildings lie within sub-area 4 of the Bloomsbury conservation area and are referred to as being a neutral element in the streetscape. The existing loading bay and crossover are considered to be harmful to the appearance of the building and street scene, and their removal and the new fenestration is considered to be an improvement which would enhance the character and appearance of the conservation area. The reinstatement of the footway will be carried out by the Council's Highways Department and a financial contribution for the works will be secured by a section 106 agreement. The proposed lightwell has been reduced in size so it is in line with the existing building line. There are other lightwells in the area and the introduction of one in this location is not considered to be harmful to the appearance of the building or street scene.

The flat roof at 5th floor level already has railings around it and the replacement railings would not be materially different. The proposed railings at roof level would rise 800mm above the parapet and at this level would have little impact on the appearance of the building. The proposed rooftop plant enclosure would be 2m high and set back 3.7m from the Alfred Place elevation, due to the height of the seven storey building, the proposed plant would not be visible from the street. The associated ducting would not be visible in public views. As such, the proposed works are considered to enhance the character and appearance of the host building and conservation area.

The proposal includes the provision of 70x cycle spaces in the form of a Josta system at the rear of 33-34 Alfred Place. The proposed storage exceeds the requirements of the London Plan for a building of this size and is welcomed. As the buildings are currently vacant no vehicles would be displaced onto the highway to add to on-street parking demand.

A noise report has identified Rossetti Court as the closest sensitive location. The report identifies what level of noise limitation is required, but does not indicate how this will be achieved. As such a condition will require details of noise levels emitted from plant equipment and any mitigation measures, in line with the Council's noise standards, to be submitted to the Council for approval.

The proposed terrace at 5th floor level faces Alfred Place, the closest windows are over 18m away a small section of the roof terrace would face Rossetti Court but as the residential use is four storeys below the terrace, there would be no loss of privacy.

No objections to the proposal were received. The planning history of the site has been taken into account when coming to this decision. 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP19, DP24, DP25, DP26, DP27,

DP28 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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.
- 4 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.

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



Ed Watson
Director of Culture & Environment