

Mr Chris Hicks  
CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2015/6008/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

19 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**58 Lamb's Conduit Street**  
**London**  
**WC1N 3LW**

Proposal: Erection of an ancillary office building to the rear of 58 Lamb's Conduit Street, for use in association with the retail unit at the ground and basement levels

Drawing Nos: Site Location Plan at 1:1250; Block Plan at 1:1250; EC-OS-15-10-001 REV P2; EC-OS-15-10-002 REV P3; EC-OS-15-10-02 REV P2

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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 outbuilding hereby permitted shall only be used ancillary to the use of the main building, No. 58 Lamb's Conduit Street, and shall not be used for any other purposes.

Reason: To ensure the proposed development does not have a detrimental impact on neighbouring properties and the surrounding area, in compliance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Details shall be submitted to and approved by the Council before any works commence on site to demonstrate how all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- a tree protection plan (TPP) showing the location and nature of tree protection measures
- appropriate working processes in the vicinity of trees
- details of the design of building foundations
- details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Full details in respect of the living roof including:

- details of materials, species, planting density, and substrate
- a statement of the design objectives, including justification of roof type/species selection
- a management plan including an initial scheme of maintenance
- a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability

Shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; Block Plan at 1:1250; EC-OS-15-10-001 REV P2; EC-OS-15-10-002 REV P3; and EC-OS-15-10-02 REV P2.

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

#### Informatives:

- 1 Reasons for granting permission

The proposed ancillary office building would replace an existing outbuilding at the site. Whilst the replacement outbuilding would have a larger footprint, it would not be visible in the public realm because it would be single storey in height and it would sit well below the adjacent boundary wall. The proposed outbuilding would be constructed with high quality materials which would complement the host building and the surroundings and it is considered that it would make a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

The replacement outbuilding would be free-standing and the siting of the structure and the proposed construction methods would serve to minimise the impact on nearby trees. The proposed green roof would provide visual interest whilst also promoting sustainability.

The outbuilding, by virtue of its size, siting and design, would not cause unacceptable loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking or noise. The potential level of additional activity associated with the ancillary outbuilding is considered to be acceptable.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

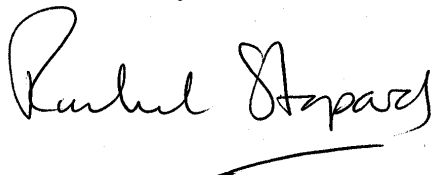
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Director of Culture & Environment