

Mr Simon Innes
simon.innes@innesassociates.net
Innes Associates

Application Ref: **2015/6036/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
75 Bayham Street
London
NW1 0AA

Proposal:

Conversion of rear section of building from B8 use to B1 use with associated extension to building at rear at first floor level, extension to rear of roof to create an additional floor space at second floor level and excavation of basement. Replacement of the front elevation doors with fixed glazing and the existing windows on the west elevation.

Drawing Nos: Updated BIA Ref: Project No. P3096-OFF issue 1.3 by Michael Alexander, Geotechnical, Hydrogeological & Ground Movement Assessment by LBH Wembley dated October 2015, 1030_01_P1: Location Plan, 1030_02_P1: Roof Plan (existing), 1030_03_P1: East Elevation (existing), 1030_04_P1: West Elevation (existing), 1030_05_P1: Section AA (existing), 1030_06_P1: Section BB (existing), 1030_07_P1: Section CC (existing), 1030_08_P1: Section DD (existing), 1030_09_P2: Ground Floor Plan (existing), 1030_10_P1: First Floor Plan (existing), 1030_11_P1: Second Floor Plan (existing), 1030_12_P5: Roof Plan (proposed), 1030_13_P3: East Elevation (proposed), 1030_14_P6: West Elevation (proposed), 1030_15_P3: Section AA (proposed), 1030_16_P4: Section BB (proposed) 1030_17_P6: Section CC (proposed), 1030_18_P4: Section DD (proposed), 1030_19_P5: Ground Floor Plan (proposed), 1030_20_P3: First Floor Plan (proposed), 1030_21_P3: Upper First Floor Plan (proposed), 1030_22_P3: Second Floor Plan (proposed) 1030_23_P5: Basement Plan (proposed).



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:

Updated BIA Ref: Project No. P3096-OFF issue 1.3 by Michael Alexander,

Geotechnical, Hydrogeological & Ground Movement Assessment by LBH Wembley dated October 2015, 1030_01_P1: Location Plan, 1030_02_P1: Roof Plan (existing), 1030_03_P1: East Elevation (existing), 1030_04_P1: West Elevation (existing), 1030_05_P1: Section AA (existing), 1030_06_P1: Section BB (existing), 1030_07_P1: Section CC (existing), 1030_08_P1: Section DD (existing), 1030_09_P2: Ground Floor Plan (existing), 1030_10_P1: First Floor Plan (existing), 1030_11_P1: Second Floor Plan (existing), 1030_12_P5: Roof Plan (proposed), 1030_13_P3: East Elevation (proposed), 1030_14_P6: West Elevation (proposed), 1030_15_P3: Section AA (proposed), 1030_16_P4: Section BB (proposed), 1030_17_P6: Section CC (proposed), 1030_18_P4: Section DD (proposed), 1030_19_P5: Ground Floor Plan (proposed), 1030_20_P3: First Floor Plan (proposed), 1030_21_P3: Upper First Floor Plan (proposed), 1030_22_P3: Second Floor Plan (proposed), 1030_23_P5: Basement Plan (proposed).

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan 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.

- 5 The use of the roof as a terrace shall not commence until the 1.8 metre high screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of development, 'approval in principle' (AIP) for the proposed development must be secured and approved in writing from the Council's transport department and planning authority.

Reason: To ensure the structural integrity of the public highway is maintained in accordance with the requirements of policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the permanent change of use from B8 to B1 office and includes the addition of a rear extension at first floor with green roof and second floor extension leading out to an outdoor terrace to the rear.

The retention and increase in employment floor space is welcomed and in accordance with Policy DP13.

Following the revised plans to remove the third floor extension above the existing ridge of the roof, the rear extensions at the first, second floor and basement are considered subservient to the host four storey building. The extension would not be seen within the wider public realm due to the enclosure to the rear of the site. Revised plans for the replacement of the front elevation doors with fixed glazing and the windows on the west elevation are considered acceptable and would have a neutral effect to the character and appearance of the host building, immediate properties and the Camden Town Conservation area.

A basement floor would be created below the footprint of the whole property, in support of this a Basement Impact Assessment (BIA) and was accepted by the independent assessors as it identified the potential impacts arising from the basement proposals and provides sufficient mitigation, which is considered to comply with Policy DP27 & CPG4.

Due to the modest increase in floor space and the lack of any significant difference in terms of operational use between the existing B8 and the proposed B1 use, it is considered that the proposal would not have any significant implications for transport, access or servicing of the site. The proposed 5 cycle parking on the ground floor is welcome and in accordance with Policy DP17. Due to nature of works, the proposal would be acceptable in terms of transport and highways impacts subject to a condition requiring a 'Approval In Principle' (AIP) report to be submitted prior to commencement of development in accordance with DP21.

The rear extension would project towards the rear properties at Pratt Mews, it is considered that it would not create a harm to the existing offices to the rear due to the separation and nature of the use, and would not prejudice nor harm the potential residential apartments (extant permission) on this site, due to no habitable windows directly facing the proposed development. Revised plans show the roof terrace reduced in size with 1.8m high balustrade to remove overlooking, this would be conditioned to be done prior to use. Due to the nature of the basement being subterranean development and front boundary works, it would not result in any harm to the residential amenity of neighbouring occupiers. The proposed use is not considered likely to result in excessive noise or other harmful amenity implications in accordance with Development Plan policy DP26.

Ten neighbouring premises and occupiers were consulted on the application. One objection has been received after revisions prior to making this decision. The site's planning history was taken into account when coming to this decision.

The site's planning history and relevant appeal decisions were 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 policy CS1, CS5, CS11, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP17, DP21, DP23, DP24, DP26, DP27, 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 125-141 of the National Planning Policy Framework.

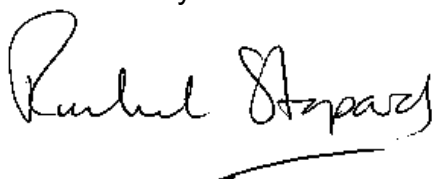
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your proposals may be subject to control under 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).
- 4 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 Noise and Licensing Enforcement Team, 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



Director of Supporting Communities

Rachel Stopard
Director of Supporting Communities