

Miss Alice Broomfield  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/0247/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

27 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Elm House**  
**10-16 Elm Street**  
**London**  
**WC1X 0BQ**

Proposal:

Reconfiguration of existing basement including creation of 2 lightwells and 2 roof lights in existing car park, installation of 3 slot windows at ground floor level on the southern elevation, 2 plant rooms to north of site at ground floor level (with 2 x air handling units, 3 x condensers and 1 x generator) and replacement of all existing car park spaces with amenity space including cycle and bin store.

Drawing Nos: FHA SK 659-16042016\_01; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 4 April 2016; 14-02: P 01; P 02; P 03; P 04; P 05; P 06; P 07; P 08; P 09; P 10; P 11; P 12; P 13; P 14; P 15; P 16; P 17

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 The development hereby permitted shall be carried out in accordance with the following approved plans: FHA SK 659-16042016\_01; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 4 April 2016; 14-02: P 01; P 02; P 03; P 04; P 05; P 06; P 07; P 08; P 09; P 10; P 11; P 12; P 13; P 14; P 15; P 16; P 17

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

- 4 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.

- 5 Before the use commences, the Air Handling Units shall be provided with sound attenuation in accordance with the Environmental Noise Survey and Plant Noise Assessment Report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

Informative(s):

1 Reason for granting permission

The proposal includes 2 plant rooms (3.2m by 11.76m and 3.98m by 10.93m and 3m in height) and 2 lightwells (5.87m by 6.72m and 4m by 10.77), all at the rear of the site. The lightwells would provide light and external amenity space to an existing basement office. As the basement already exists no significant excavation would be required. To the north of the proposed plant rooms is an 8 storey office building (200 Gray's Inn Road). The plant rooms would not have any harmful impact on the amenity of this building (in terms of daylight / sunlight). A noise report has been submitted for the proposed plant. The environmental health team have assessed the noise report and consider it acceptable. Conditions are attached to ensure noise from the plant did not harm neighbouring amenity. The cycle and bin store would measure 10m by 6m approximately and would have a pitched roof. It would be 3.26m in height at the ridge and 2.5m high at the eaves. It would not have any harmful impacts on the amenity of neighbouring occupiers. The size, design and location of the bin / cycle store would be acceptable.

The existing car parking spaces would be re-landscaped to remove the parking spaces and provide an external amenity area. This would result in the loss of 24 parking spaces. Policy DP19 supports the removal of off-street car-parking provided that certain criteria are met. No disabled parking would be provided on site and the applicant has confirmed there is sufficient on-street parking capacity for Blue Badge Holders. The transport team have confirmed that this is acceptable.

The landscaping would be a combination of resin bound surface, artificial grass, timber decking and steel planters (some with tree planting). The landscaping would be acceptable. The Council requires developments to reduce the pressure on the combined sewer network by limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network (DP23). In this instance the use of permeable surfacing would not be appropriate as there is a basement beneath the proposed landscaped area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP19, DP23, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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).

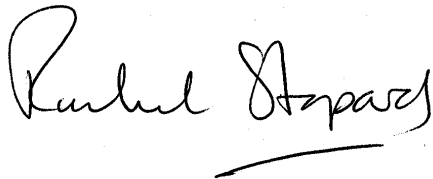
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities