

Ms Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/2577/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

29 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kathleen Lonsdale Building
5 Gower Place
London
WC1E 6BT

Proposal:

Erection of rear extension to create lobby for GMP Lab; replacement doors; installation of double glazing to rear windows; alterations to louvres and flues and installation of plant.

Drawing Nos: Site location plan; 3008/RL: 760 T6; 761 T6; 3008/LB: 550 T6; 555 P2; 070 P2; 071 P2; 072 P2; 073 P2; 074 P2; 075 P2; 076 P2; 077 P2; 078 P2; 079 P2; 080 P2; 081 P2; 082 P2; 083 P2; 084 P2; 085 P2; 090 P2; 091 P2; 092 P2; 093 P2; 200 P1; 201 P1; 202 P1; 203 P1; 205 P5; 206 P5; 207 P7; 208 P5; 050 P1; 051 P1; 052 P1; 053 P1; 054 P1; 055 P1; 056 P1; 057 P1; 058 P1; 059 P1; 060 P1; 061 P1; 062 P1; 063 P1; 064 P1; 065 P1; 108 P4; 109 P4; 110 P4; 111 P4; 112 P4; 113 P4; 114 P4; 115 P4; 116 P4; 117 P4; 118 P4; 119 P4; 120 P3; 121 P4; 122 P4; 123 P4; 3008 C: 410 T4; 411 T5; 3008 A: 1000 T5; 1001 T4; 1002 T4; 1003 T5; 1006 T4; 1009 T2; 1011 T4; D(6-)-00-01 3; D(60)-00:-01 3; 02 3; 03 3; 04 3; 05 4; 07 3; L(6-)-XX:-01 1; 02 1; L(60)-00:-01 4; 02 4; L(60)-01:-01 4; 02 4; L(60):-02-01 4; 2M-01 4; 03-01 4; B1-01 4; B1-02 6; B1-03 1; B2-01 4; RF-01 4; L(62):-00-01 4; 00-02 3; -00-03 4; 01-01 5; 01-02 6; 01-03 4; 02-01 3; -02-02 4; -02-03 6; 2M-01 4; 2M-02 4; 03-01 3; 03-02 4; 03-03 3; B1-01 3; B1-02 5; B1-03 8; B2-01 4; L(63):-00-01 4; 00-02 4; 00-03 4; 00-04 4; 01-01 4; 01-02 5; 01-03 5; 01-04 4; 02-03 4; 02-04 4;



2M-01 4; 2M-02 4; 2M-03 3; 03-01 3; 03-02 4; 03-03 3; B1-02 3; B1-03 4; B1-04 8; B2-01 4; L(68):-00-01 4; 00-02 3; 01-01 4; 01-02 4; 02-01 3; 2M-01 3; 03-01 4; B1-01 6 ; B2-01 3; D(52):-00-01 4; 00-02 3; 00-03 4; D(58): -00-01 6; -00-02 4; L(58)-00-01 4; 00-02 5; 00-03 4; 00-04 3; 00-05 3; 00-06 3; 00-07 3; 00-08 6; -01-01 3; -01-02 5; -01-03 4; -01-04 4; -01-05 3; -01-06 4; -01-07 3; -01-08 6; 02-01 4; 02-02 4; 02-03 5; 02-04 3; 02-05 3; 02-06 3; 02-07 3; 02-08 3; 2M-01 3; 2M-02 3; 2M-05 3; 03-01 3; 03-02 3; 03-03 3; 03-04 3; 03-05 3; 03-06 3; 03-07 3; 03-08 3; B1-01 3; B1-02 5; B1-03 4; B1-04 8; B1-05 3; B1-06 3; B1-07 3; B1-08 9; B2-01 3; B2-02 3; RF-02 3; RF-03 3; RF-04 3; RF-05 3; RF-06 3; Energy Strategy and Sustainability Statement prepared by BuroHappold dated 5 April 2016; Planning Statement prepared by Deloitte dated April 2016;

External Noise Assessment Report prepared by Atkins dated March 2016; Lami GRP door specifications; MCN1644-C: 005 P3; 015 A; 02001 P7; CAB single pane internal window specifications; Lami Doors UK Ltd 'Item 4 KAS 9 Ref no D04' Rev 1; L(5-)-XX-01 1; D(56):-00-01 3; 00-02 3; 00-03 3; 00-04 3; 00-05 3; 00-06 3; D(57): XX-02 3; XX-01 4; L(50)-04-01 3; L(56):-00-01 4; 01-01 4; 02-01 4; 2M-01 3; 03-01 4; B1-01 4; B2-01 3; L(57):-00-01 4; 00-02 4; 00-04 4; 01-01 4; 01-02 5; 01-03 3; 01-04 3; 02-02 3; 02-03 5; 02-04 4; 03-01 3; 03-03 5; 03-04 4; B1-03 5; B1-04 7; B2-01 5; 15372-203 B

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; 3008/RL: 760 T6; 761 T6; 3008/LB: 550 T6; 555 P2; 070 P2; 071 P2; 072 P2; 073 P2; 074 P2; 075 P2; 076 P2; 077 P2; 078 P2; 079 P2; 080 P2; 081 P2; 082 P2; 083 P2; 084 P2; 085 P2; 090 P2; 091 P2; 092 P2; 093 P2; 200 P1; 201 P1; 202 P1; 203 P1; 205 P5; 206 P5; 207 P7; 208 P5; 050 P1; 051 P1; 052 P1; 053 P1; 054 P1; 055 P1; 056 P1; 057 P1; 058 P1; 059 P1; 060 P1; 061 P1; 062 P1; 063 P1; 064 P1; 065 P1; 108 P4; 109 P4; 110 P4; 111 P4; 112 P4; 113 P4; 114 P4; 115 P4; 116 P4; 117 P4; 118 P4; 119 P4; 120 P3; 121 P4; 122 P4; 123 P4; 3008 C: 410 T4; 411 T5; 3008 A: 1000 T5; 1001 T4; 1002 T4; 1003 T5; 1006 T4; 1009 T2; 1011 T4; D(6-)-00-01 3; D(60)-

00:-01 3; 02 3; 03 3; 04 3; 05 4; 07 3; L(6-)-XX:-01 1; 02 1; L(60)-00:-01 4; 02 4; L(60)-01: -01 4; 02 4; L(60):-02-01 4; 2M-01 4; 03-01 4; B1-01 4; B1-02 6; B1-03 1; B2-01 4; RF-01 4; L(62):-00-01 4; 00-02 3; -00-03 4; 01-01 5; 01-02 6; 01-03 4; 02-01 3; -02-02 4; -02-03 6; 2M-01 4; 2M-02 4; 03-01 3; 03-02 4; 03-03 3; B1-01 3; B1-02 5; B1-03 8; B2-01 4; L(63):-00-01 4; 00-02 4; 00-03 4; 00-04 4; 01-01 4; 01-02 5; 01-03 5; 01-04 4; 02-03 4; 02-04 4; 2M-01 4; 2M-02 4; 2M-03 3; 03-01 3; 03-02 4; 03-03 3; B1-02 3; B1-03 4; B1-04 8; B2-01 4; L(68):-00-01 4; 00-02 3; 01-01 4; 01-02 4; 02-01 3; 2M-01 3; 03-01 4; B1-01 6 ; B2-01 3; D(52):-00-01 4; 00-02 3; 00-03 4; D(58): -00-01 6; -00-02 4; L(58)-00-01 4; 00-02 5; 00-03 4; 00-04 3; 00-05 3; 00-06 3; 00-07 3; 00-08 6; -01-01 3; -01-02 5; -01-03 4; -01-04 4; -01-05 3; -01-06 4; -01-07 3; -01-08 6; 02-01 4; 02-02 4; 02-03 5; 02-04 3; 02-05 3; 02-06 3; 02-07 3; 02-08 3; 2M-01 3; 2M-02 3; 2M-05 3; 03-01 3; 03-02 3; 03-03 3; 03-04 3; 03-05 3; 03-06 3; 03-07 3; 03-08 3; B1-01 3; B1-02 5; B1-03 4; B1-04 8; B1-05 3; B1-06 3; B1-07 3; B1-08 9; B2-01 3; B2-02 3; RF-02 3; RF-03 3; RF-04 3; RF-05 3; RF-06 3; Energy Strategy and Sustainability Statement prepared by BuroHappold dated 5 April 2016; Planning Statement prepared by Deloitte dated April 2016; External Noise Assessment Report prepared by Atkins dated March 2016; Lami GRP door specifications; MCN1644-C: 005 P3; 015 A; 02001 P7; CAB single pane internal window specifications; Lami Doors UK Ltd 'Item 4 KAS 9 Ref no D04' Rev 1; L(5-)-XX-01 1; D(56):-00-01 3; 00-02 3; 00-03 3; 00-04 3; 00-05 3; 00-06 3; D(57): XX-02 3; XX-01 4; L(50)-04-01 3; L(56):-00-01 4; 01-01 4; 02-01 4; 2M-01 3; 03-01 4; B1-01 4; B2-01 3; L(57):-00-01 4; 00-02 4; 00-04 4; 01-01 4; 01-02 5; 01-03 3; 01-04 3; 02-02 3; 02-03 5; 02-04 4; 03-01 3; 03-03 5; 03-04 4; B1-03 5; B1-04 7; B2-01 5; 15372-203 B

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.

Informative(s):

- 1 Reason for granting permission

The proposed scheme is broadly consistent with the scheme granted consent 28/01/2015 (ref: 2014/7223/P) with a number of minor changes and scheme omissions. These changes cannot be approved by a Section 73 application as the

building is listed. A fresh consent is therefore sought which includes the majority of the previously consented works (2014/7223/P); the consented GMP extension (2015/4348/P); the consented servicing strategy on the rear elevation (2015/4349/P); and the following additional works: installation of plant, changes to the location and detailed design of louvres and the reconfiguration of flues to the rear elevation.

The proposed condenser units (x3) on the Gower Place elevation would all be located at basement level and so would not be prominent. The other plant proposed would all be located on the rear elevation (Gower Court). This would include 1 condenser at basement level, the relocation of 5 condensers at ground floor level (in existing plant enclosure area) and 2 condensers at first floor level.

The rear elevation of the building is utilitarian in appearance and the special interest of the building is partly derived from its function as an education institution (it was a purpose-built Chemistry building). The proposed alterations to the flues and louvres would therefore be acceptable. The proposed plant is appropriately located and would not harm the appearance of the conservation area or the special interest of the listed building. A noise report has been submitted which has been found acceptable by the Council's environmental health team. A noise condition would be included to protect neighbouring amenity.

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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Planning (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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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

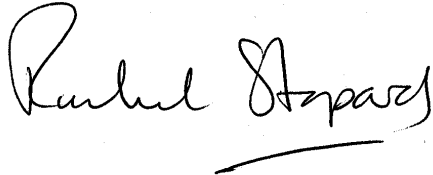
Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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