

Mr Philip Meadowcroft
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Application Ref: **2015/5411/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

16 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Coram Campus
41 Brunswick Square
London
WC1N 1AZ

Proposal:
Erection of two storey extension to main office building.
Drawing Nos: 1504_001_B Rev A; 001; 101; 010; 002; 003; 004; 020; 100; 110; 120; 130;
140; Tree Root Investigation by Skeratt dated 28/05/15; Arboricultural Impact Analysis by
Skerratt dated 17/09/2015

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 policies 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: 1504_001_B Rev A; 001; 101; 010; 002; 003; 004; 020; 100; 110; 120; 130; 140; Tree Root Investigation by Skeratt dated 28/05/15; Arboricultural Impact Analysis by Skerratt dated 17/09/2015.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". 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 from damage in accordance with the approved protection details.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed L-shaped two storey extension would wrap around the eastern corner of the east wing of the main Coram building. The extension would have a flat roof and measure 10m (w) x 7.5m (d) x 7.5m (h). It would be finished in timber shingle with PPC metal framed windows to the front at ground and first floor level, with the existing first floor window being relocated to the side elevation at first floor level, or a new window of the same design.

The east wing is asymmetrical with a projecting bay at its opposite southern corner, so the proposed extension would balance the building. The extension would be subordinate to the host building which is over 40m wide at its front elevation. The modern design is considered appropriate and would complement the newer development taking place, and already implemented, around the site. As such the proposal would preserve the character and appearance of the conservation area.

The arboricultural report and tree protection plan are considered sufficient to demonstrate that the proposed scheme could be implemented without adversely affecting the trees to be retained. However there are still some details in relation to the tree protection plan which need to be finalised and the arboricultural method statement is only in draft form. It is recommended a condition be attached requiring further details demonstrating how trees to be retained shall be protected during construction work.

There are no residential uses nearby so the proposal would not harm the amenity of any adjoining residential occupiers.

No objections have been received prior to making this decision. The 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 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, CS14 and CS15 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

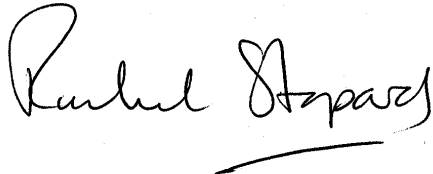
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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
Director of Culture & Environment