

Amenity Map  
(Application Property highlighted in red)

1.6 AMENITY ASSESSMENT

- i. The application site has excellent access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the residents of Tavistock Place.
- ii. The closest of these are listed below [1]:

- 1. **Tavistock Square Gardens**  
Described by the LBC as “leafy, shaded and less busy than nearby Russell Square. The Gardens include fine mature trees and shrubs around the border with lawns and flower beds in the centre. A number of memorial features can be found in Tavistock Square.”
- 2. **Russell Square Gardens**  
As described by the LBC: “Russell Square has a café which is open all year and the expansive lawns and vibrant floral displays make it a popular lunchtime spot. Russell Square now benefits from the attentions of a permanent gardener.”
- 3. **Brunswick Square Gardens**  
As described by the LBC: “Today Brunswick Square is open to the public as a garden. Near the centre of the garden is the finest example of a London Plane tree to be found anywhere in Camden. Brunswick Square was recently renovated with new railings, paths, park furniture, tree and landscape improvements. ”
- 4. **St George's Gardens**  
Having recently undergone a restoration project, St George's Gardens is described by the LBC as “a real oasis. The many large plane trees create shade and imposing ivy clad tombs and gravestones are found throughout the Gardens. ”
- 5. **Regent Square**  
Regent Square is described by the LBC as “another typical 19th century residential square consisting of lawns, shrub beds, paths and mature trees. ”
- 6. **Queen Square Park & Gardens**  
As described by the LBC, “the square is packed with features - lawns, rose beds, flowers, shrubs, trees, statues and monuments. The square is much used, especially in the summer.”
- 7. **Euston Square Gardens**  
As described by the LBC, “The benches, lawns and shrub beds of Euston Square provide a pleasant environment for travellers using Euston Station. The square is divided in two by a bus lane which passes between stone lodges from the original entrance to Euston Station. Given its location this park probably has more visitors than any other in Camden!”

[1] Camden Borough Council. A Guide to Camden's Parks and Open Spaces. Available at: <https://www.camden.gov.uk> [Accessed 11 August 2016]







**Transport Map**  
(Application Property highlighted in red)

**1.7 TRANSPORT ASSESSMENT**

**i. Transport Links**

The application site has good access to nearby transport links, with a Public Transport Accessibility Level [PTAL] rating of 6b (0 lowest; 6b highest) <sup>[1]</sup>.

It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private car-parking and, in particular through car-free developments in the borough's most accessible locations. Thus, this proposed development is car-free.

**ii. Underground/National Rail**

Within 4 minutes walking distance<sup>[2]</sup> is Russell Square Underground Station which provides access to the Piccadilly Line. Within 8 minutes walking distance<sup>[2]</sup> are Euston Underground and Rail Stations. Within 5-10 minute walking distance<sup>[2]</sup> are Holborn and Farringdon, which open up connections to the Northern Line, the Victoria Line, the London Overground as well as National Rail services to numerous locations across Great Britain<sup>[3]</sup>.

**iii. Bus**






Just 6 minutes walking distance<sup>[2]</sup> from the site is a major bus route which runs between the City of London and numerous locations in Hackney and Islington, to the West End, Paddington Station, Victoria Station and Hammersmith<sup>[4]</sup>.

**iv. Bicycle Hire**

There are 3no. cycle hire stations located within a 3 minute walk<sup>[2]</sup> radius from the site <sup>[5]</sup>.

[1] TFL WebCAT. Access level (PTAL) map. Available at: <https://tfl.gov.uk> [Accessed 11 August 2016]  
[2]Google. Google maps travel calculator. Available at: <https://maps.google.co.uk> [Accessed 11 August 2016]  
[3]TFL maps. Available at: <https://tfl.gov.uk> [Accessed 24 June 2016]  
[4]TFL consultations. Bus Maps. Available at: <https://consultations.tfl.gov.uk/> [Accessed 11 August 2016]  
[5]TFL. Cycling Docking Stations. Available at: <https://tfl.gov.uk/> [Accessed 11 August 2016]

**Key:**

-  Cycle Hire Stations
-  Underground Station
-  Mainline train station
-  Bus Route (59, 68, 91, 168)
-  Major Bus Route (10, 18, 30, 73, 205, 253, 390, 476)

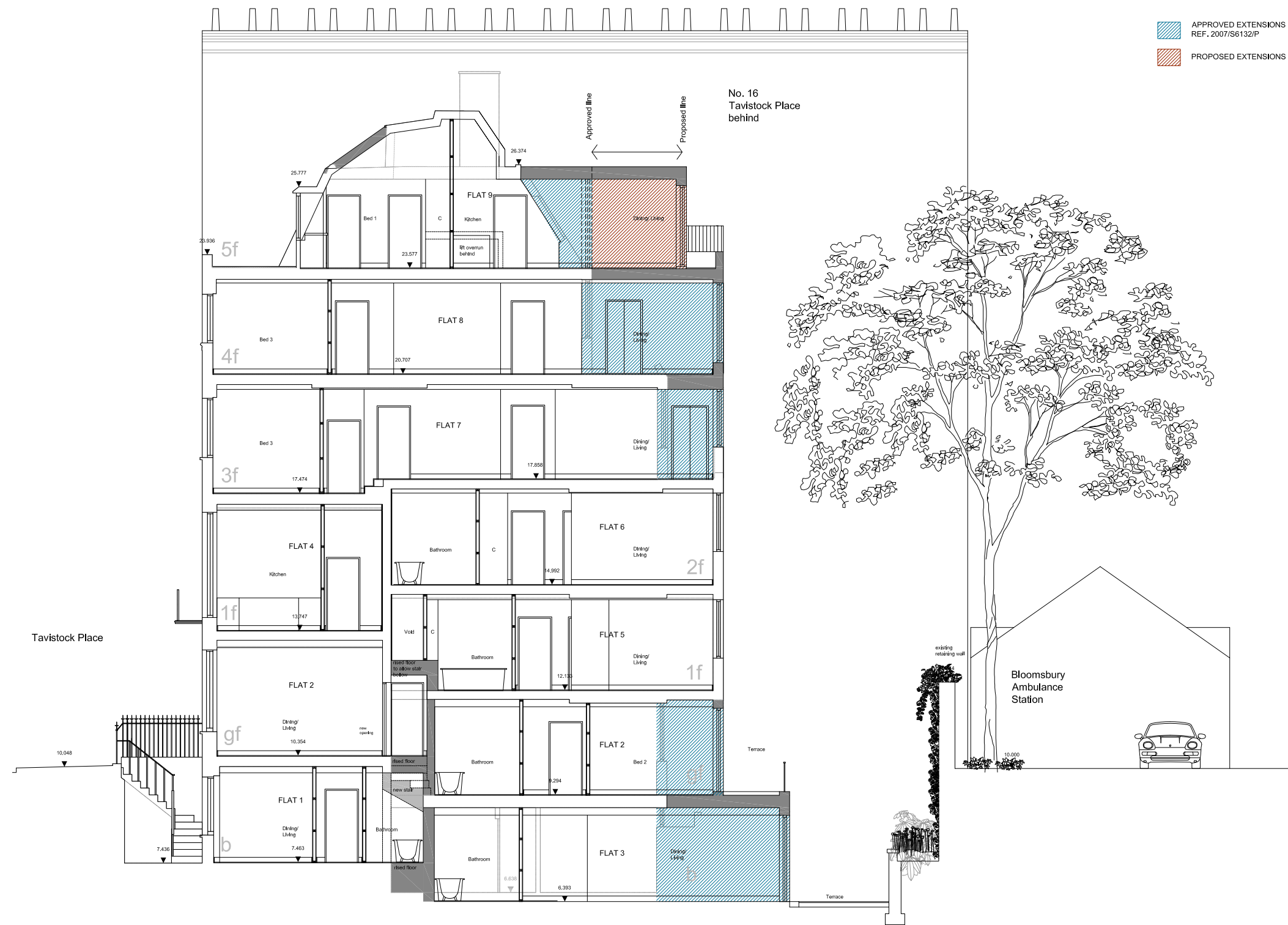




SECTION TWO:

PLANNING POLICY ASSESSMENT





**2 Tavistock Place**  
Existing & Consented Drawings (ref: 2010/0543/P)  
Section showing new build extensions in **BLUE** and **RED**

2.1 PLANNING HISTORY

i. All recent planning history listed online for the application site relates to the installation of air conditioning units and other plant. Other than this, the only application shown is as follows:

**APPLICATION REFERENCE**  
**8800378**

Erection of an extension at rear third floor level to provide additional WC accommodation ancillary to the existing office floor space.

**4 Tavistock Place**  
**2015/0837/P & 2015/1301/L - Application Refused**

Change of use from office (Class B1a) to 9 residential units (Class C3), comprising 1 x studio, 2 x 1 bed, 5 x 2 bed and 1 x 3 bed flats. Excavation of single storey rear basement extension and lightwell, erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows and internal works associated with conversion to residential flats.

**4 Tavistock Place**  
**2015/7237/P & 2016/0840/L - Application Withdrawn**

Change of use from office (Class B1a) to 9 residential flats (use Class C3), (1 x studio, 1x 3 bed flat, 5x 2 bed and 2x 1 bed. Excavation of single storey rear basement extension and lightwell, Erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows and internal works associated with conversion to residential flats

ii. A number of properties in the surrounding area have been granted similar developments in recent years, including:

**2 Tavistock Place**  
**2010/0543/P**

Amendments to listed building consent 2008/0910/L dated 16/05/2008 for "the erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, extension of existing roof to full-width of building (*approved but not built*) and internal alterations all in connection with change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed)", to include further enlargement of the approved roof extension and internal alterations. The section shown left succinctly describes the extensions consented under this, and the previous (2008) application.

**46, 47 & 47a Bedford Row**  
**2014/1628/P**

2014 consent for change of use from office (Class B1) to residential use (Class C3) to provide 5 units (1 x 3 bed house, 1 x 1 bed & 3 x 2 flats), alterations to existing rear extensions including demolition of rear extensions at numbers 46 and 47, replacement of existing front door at No.47 with window, and alterations to railings.

iii. The similarity of the applications listed above suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.



2.2 PLANNING POLICY

i. The principal areas which have been considered in relation to the proposals as part of this pre planning application were;

- A. Camden Planning Policies regarding the retention and extension of Business premises
- B. Camden Planning Policies regarding the Basement extensions within the borough
- C. Camden Planning Policies regarding the alterations to Listed Buildings within the borough.

ii. Camden Local Plan Policy A5 (Basements)

London Borough of Camden will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

The Council will require evidence that Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites. The Council will require applicants to demonstrate that proposals for basements:

- n. maintain the structural stability of the building and neighbouring properties;
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- q. avoid cumulative impacts;
- r. do not harm the amenity of neighbours;
- s. provide satisfactory landscaping, including adequate soil depth;
- t. do not harm the appearance or setting of the property or the established character of the surrounding area;
- u. protect important archaeological remains; and
- v. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

iii. Mixed-Use Development

The London Borough of Camden (LBC) 'Core Strategy' states that "the Core Strategy aims to manage growth so it works positively for Camden, achieve mixed communities by seeking a range of housing types suitable for households and individuals with different needs" (Policy CS6 Section 6.2).

Policy CS.1 of Camden's Core Strategy promotes the appropriate development in highly accessible locations of the borough, including the Kings Cross Area. It continues;

"The Council will promote the most efficient use of land and buildings in Camden by seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site; and expecting the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible."

Policy CS.3 states that highly accessible areas appropriate for development, such as the Kings Cross Area, are considered to be suitable locations for the provision of offices, providing that such development is of suitable scale and character for the area. Policy CS.7 further supports the above policies with regards to the protection and enhancement of Camden's centres to serve the needs of residents, workers and visitors.

Policy CS.8 states that Camden's industries will be supported by safeguarding existing employment sites in the borough that meet the needs of modern industry and employers.

Policy DP.1 of Camden's Development Policies (adopted 2010) requires a mix of uses in developments where appropriate in the borough, which includes the provision for housing. The policy continues, "By definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity."

Camden Development Policy DP13 provides further guidance in order to protect land and buildings suitable for continued business use: "Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) the level of employment floorspace is maintained or increased;
  - d) they include other priority uses, such as housing and affordable housing;
  - e) premises suitable for new, small or medium enterprises are provided;
  - f) floorspace suitable for either light industrial, industry or warehousing uses is re-provided
- where the site has been used for these uses or for offices in premises that are suitable for other business uses;

iv. Kings Cross Strategic Plan


King's Cross is the borough's largest development area and is rapidly taking shape as the high density mixed use redevelopment continues to bring life back to the area. Large parts of the site have already been developed, with more new housing and commercial premises becoming occupied all the time. Community facilities including Camden Council offices, leisure centre and library, a new primary school, together with high quality new public squares, play spaces and improved routes through the area all add to the vibrancy of the area. Central St Martin arts college, small business space and the forthcoming Google headquarters add to the creativity of the area. Camden continues to work with the surrounding residential communities to harness the benefits of this major redevelopment and work in partnership with landowners.

The Council's aspiration for King's Cross is to continue to secure the development of a high quality, successful, attractive, vibrant and safe places with a mix of uses, in particular offices, homes, retail, leisure and community facilities which:

- a. support and increases the borough's contribution to London's role as a world business, commercial and cultural centre;
- b. integrate with surrounding areas and communities, economically, socially and physically;
- c. create significant job and training opportunities for local people and contributes significantly to the regeneration of neighbouring communities;
- d. help to meet the range of housing, education, social and healthcare needs in Camden and beyond;
- e. maximise opportunities for walking, cycling and the use of public transport, to and through the area;
- f. improve community safety and reduce opportunities for crime and antisocial behaviour;
- g. protect and enhance features of historic and conservation importance; and
- h. meet the highest feasible environmental standards.

v. The proposed scheme looks to upgrade and refurbish the rear façade of the existing building and provide a new configuration of internal spaces which fit to the needs of today's businesses in the London Borough of Camden.





**Date:** 08/09/2016  
**Our Ref:** 2016/4339/PRE  
**Contact:** Patrick Marfleet  
**Direct Line:** 020 7974 1222  
**Email:** Patrick.marfleet@camden.gov.uk

**Planning Solutions Team**  
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Dear Mr Blackwell,

**Re: 4 Tavistock Place, London, WC1H 9RA**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 29/09/2015 and the fee of £3600 which was received on 08/08/2016.

**1. Drawings and documents**

D\_01, P\_01, D\_02, P\_02, D\_03, P\_03, D\_04, P\_04, D\_05, P\_05, D-06, P\_06, D\_07, P\_07, D\_08, P\_08, D\_13, P\_13, D\_14, Cover letter dated 03/08/2016.

**2. Proposal**

Extension to rear of building at lower ground, ground, third and fourth floor level with associated roof terraces and enlargement of existing mansard roof to provide additional office space at the site.

The proposal would consist of:

- Excavation and erection of single storey rear extension at lower ground floor level with terrace above.
- Rear infill extension at ground floor level to align with 2 Tavistock Place
- Rear extensions at third, fourth and fifth floor level
- Rear roof terraces at third and fourth floor level
- Enlargement of all windows on rear elevation
- Extension of existing mansard roof
- Relocation of plant from basement to roof level
- Internal alterations on all levels

**3. Site description**

The site is occupied by a Grade II listed 4 storey, plus basement and loft level, mid terrace Victorian styled building currently in use as offices. Located in the Bloomsbury Conservation Area, the building forms part of a terrace of 7 listed houses, from Nos. 2 – 16 Tavistock Place, that was completely rebuilt in 1975. Despite the frontage resembling the original, the rear elevation, roof and internal arrangements are modern and do not share the established floor layout or historic features of a listed building.

**4. Relevant planning history**

**4 Tavistock Place (application site)**

**2015/0837/P & 2015/1301/L** - Change of use from office (Class B1a) to 9 residential units (Class C3), comprising 1 x studio, 2 x 1 bed, 5 x 2 bed and 1 x 3 bed flats, excavation of single storey rear basement extension and lightwell, erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows. **Refused (committee overturn)**  
**22/09/2015 on grounds of unacceptable loss of existing business use.**

**2 Tavistock Place (adjoining site)**

**2010/0543/P** - Amendments to planning permission 2007/6132/P granted on 11/12/2008 for 'change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building', to include further enlargement of the approved roof extension. **Granted subject to s106 legal agreement 20/08/2010.**

**2007/6132/P & 2008/0910/L** - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building. **Granted subject to s106 legal agreement 11/12/2008.**

**5. Relevant policies and guidance**

National Planning Policy Framework 2012  
The London Plan 2016

**LDF Core Strategy**  
CS5 Managing the impact of growth and development  
CS14 Promoting high quality places and conserving our heritage

**LDF Development Policies**  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basement and lightwells

**Camden Planning Guidance 2015**  
CPG1 Design  
CPG4 Basements and lightwells  
CPG6 Amenity  
CPG7 Transport

**Bloomsbury conservation area appraisal and management strategy 2011**

**6. Land use**

It is noted that a recent scheme (2015/0837/P) for the conversion of the site from office to residential use was refused solely on the loss of B1 space that would occur as a result of the development. In light of this, the retention and expansion of the existing B1 space proposed as part of this application is welcomed.

**6. Design/Heritage**

Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings whilst Policy DP25 is aimed at preserving and enhancing the boroughs listed buildings and conservation areas. Below are the views of the Council's conservation officer on the heritage impact of the proposals.

6.1 Basement Level

Whilst it would occupy the majority of the land to the rear of the site the proposed lower ground floor extension would be largely concealed by the high walls and fences surrounding the rear garden. The development would not be readily visible from the public realm or

adjoining properties and is considered to have an acceptable impact on the appearance of the host building and surrounding conservation area.

6.2 Rear extensions and rear fenestration

The proposal generally replicates the height, bulk, form and scale of the upper floor extensions at No. 2 Tavistock Place. The proposed fifth floor element has a reduced depth of 1.2m compared to the 3.4m extension at the neighbouring property which helps to ensure the proposal remains subordinate and has an acceptable impact on the character and appearance of the listed terrace.

The proposal includes new windows to the rear at all levels which will be much larger than the existing windows. However, given that the special interest of the building is confined to the front elevation, the contemporary nature of the new openings to the rear are considered to be a sensitive response to the existing fabric of the building, helping to improve the aesthetic of this rear part of the site.

6.3 Roof extension

The proposed extension to the existing mansard roof at the site has been led by the approval of the same development to the adjoining property at 2 Tavistock Place (ref: 2010/0543/P) which was a variation to the approved plans of a previous application. However, on visiting the site it was clear that his permission had not been implemented and the mansard roof of the adjoining site remained unaltered.

Subsequently, the applicant was advised that given the mansard extension to the neighbouring property had not been built the proposed roof extension would not be seen as a continuation of the extended roof line but as an isolated structure that would be given added prominence by the absence of similar roof structures within this terrace of properties. Therefore, the proposed roof extension would need to be reduced or ideally removed from the plans included with any subsequent application.

It is noted that the new plant equipment for the site is to be housed within the proposed roof extension. However, given the above, the applicant is encouraged to seek and alternative location for this equipment.

Detailed drawings of the external alterations including materials should be included with any subsequent application.

6.4 Terraces

The proposal includes several upper level rear terraces. While terraces are not usually a characteristic of listed buildings it is clear in this instance that the rear of the terrace is not of significant historic value. Furthermore, the application site has an existing terrace at upper floor level, and the adjoining building, No. 2 Tavistock Place, also has terraces at upper floor level. The terraces would be secured with simple black painted steel railings, in keeping with those at the adjoining property and are therefore considered acceptable.

6.5 Internal Works

Given that the interiors were rebuilt in the 1970s, do not contain historical features and are not included in the list description of the building the internal changes are not considered to result in an unacceptable impact on the historic interest of the listed building.

**7. Basement Excavation**

The plans submitted as part of the recently refused scheme (application reference 2015/0837/P) included the same basement excavation works that are currently being proposed at the site. The refused scheme was accompanied by a full Basement Impact Assessment (BIA) which had been independently reviewed and considered to provide sufficient detail to demonstrate that the proposal would maintain the structural stability of the subject building, neighbouring buildings, avoid adversely impacting on drainage and run-off and avoid cumulative impacts on the water environment.

2.3 PRE-APPLICATION ADVICE & RESPONSE

i. Pre-planning advice was received from Patrick Marfleet (Planning Officer) of (London Borough of Camden Planning Solutions Team) (ref: 2016/4339/PRE), whose comments have been addressed in the further development of the scheme.

ii. The pre-application response are outlined below showing main points of planning considerations (**in bold**), a summary of planning officer's concerns (*italicised*) and associated design responses (*in blue*):

iii. Land Use

1. *Extension of Office Space - The retention and expansion of the existing B1 space proposed as part of a full application would be supported.*

1. *Noted. The application reflects this advice.*

iv. Design/Heritage

1. *Basement Level - The development will have an acceptable impact on the appearance of the host building and surrounding conservation area.*

1. *Noted.*

2. *Rear extensions and fenestration - The proposal replicates the form and scale of the upper floor extensions at No. 2 Tavistock Place and has an acceptable impact on the character of the listed terrace.*

2. *Noted.*

v. Roof Extension

1. *Given that the roof proposals were guided by a scheme for No.2 Tavistock Place which was never constructed, the proposed roof extension for No.4 would need to be reduced or removed from the plans.*

1. *Noted. This element has been removed from the scheme.*

vi. Terraces

1. *The terraces would be secured with simple black painted steel railings, in keeping with those at the adjoining property and are therefore considered acceptable.*

1. *Noted.*

vii. Internal Works

1. *The internal changes are not considered to result in an unacceptable impact on the historic interest of the listed building.*

1. *Noted.*



<p>As there have been no significant changes to the policies and guidance the Council use to asses basement developments since the determination of the previous scheme the applicant would not be required to undertake a new BIA. All of the information and documents approved as part of the assessment for the previously refused scheme (application reference 2015/0837/P) should be include with any subsequent application.</p> <p><b>8. Transport and Highways</b></p> <p><u>Construction</u></p> <p>The main highways issue in this case is the potential impact of construction / delivery vehicles associated with the part excavation of the site on the local highway network. A draft Construction Management Plan (CMP) would need to accompany any subsequent application setting out how various construction matters would be dealt with, for example: Deliveries, how material will be stored and construction waste removed from site. This is particularly important considering the type of development being proposed; it is likely that the applicant would also be required to enter into a S106 Legal Agreement in order to ensure the measures set out in this plan are adhered to. Please see Camden Planning Guidance 7 for details of the particular elements required to be included in a draft CMP.</p> <p><u>Cycle Parking</u></p> <p>Camden's Transport Strategy, CS11 (Promoting Sustainable and Efficient Travel), DP17 (Walking, Cycling and Public Transport), and CPG7 (Transport) promote cycling as one of the preferred means of transport in the borough. The revised London Plan (2016) requires buildings in B1 use within the inner/central London area to provide 1 space per 90sqm.</p> <p>Whilst it is acknowledged that this is an existing office building on a constrained site with limited scope for cycle parking space, the applicant is encouraged to explore options to increase the amount of provision located at the site, particularly given the increase in floor space that will occur as a result of the exaction works.</p> <p><b>9. Amenity</b></p> <p>Consideration of amenity impacts on neighbours is a requirement of policy CS5 'Managing the Impact of Growth and Development', and DP26 'Managing the Impact of Development on Occupiers and Neighbours'.</p> <p>The residential properties most likely to be affected by the proposed development are the flats in the adjoining buildings formerly known as Nos. 2 &amp; 6 Tavistock Place and the nearby flats in Thackeray House to the rear. The adjoining buildings opposite the front of the site are predominantly commercial and community uses and as such are less likely to be affected by the proposal.</p> <p><u>Privacy and overlooking</u></p> <p>Camden Planning Guidance 6 (Amenity) states that an 18m separation is normally considered acceptable to maintain privacy between windows. The proposed extensions and rear windows would be over 18m separated from windows of the adjoining building to the rear and as such there would not be a material privacy impact on those flats.</p> <p>Similar to the previously refused residential scheme at the site the current plans proposed new rear roof terraces at third and fourth floor levels as well as a new terrace at ground floor level. When assessing the terraces of the previous scheme it was considered that they would not cause undue levels of overlooking to the adjoining terrace and windows at Nos. 2 &amp; 6 Tavistock Place provided privacy screens were erected to the southern side of the third floor terrace and the north side of the fourth and fifth floor terraces. The details of which would be, approved by Council, and installed, prior to occupation. This would be the approach taken with any subsequent application.</p> <p><u>Loss of light and overshadowing</u></p>
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<p>The proposed rear extensions at third and fourth floor level will extend 1.8m and 2.5m respectively from the rear elevation of the adjoining building. There are bedroom windows on the adjoining building, No. 2 Tavistock, in close proximity to these extensions. However, based on this limited depth of the extensions the proposal is not considered to result in unacceptable loss of light or overshadowing of adjoining properties. A daylight sunlight report should be included with any subsequent application to demonstrate this.</p> <p><b>10. Trees and Landscaping</b></p> <p>As part of the recently refused scheme the applicant submitted a tree survey and arboricultural report demonstrating the protection measures that will be taken to ensure no damage is caused to the trees adjacent to the rear boundary of the site during excavation and construction works. The applicant will be required to submit this same document again with any subsequent application, compliance with this report would be secured by condition.</p> <p>The proposed plans include a 9m strip of planting to the rear of the site at lower ground floor level which is a welcomed addition given the limited curtilage space at the site, no further details of this small area of landscaping would be required with any subsequent application.</p> <p><b>11. Other</b></p> <p><u>CIL</u></p> <p>Please note that the net additional floor space proposed may be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within in Camden is set at £50 per square metre.</p> <p>The Camden CIL came into effect in March 2015, further advice on this can be found by following the link below.</p> <p><a href="http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/cil-examination/cil-examination.en">http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/cil-examination/cil-examination.en</a></p> <p><u>Obligations</u></p> <p>The proposal will likely be subject to the following planning obligations.</p> <ul style="list-style-type: none"><li>- Construction Management Plan</li><li>- Construction Management Plan monitoring fee</li></ul> <p><u>Documents</u></p> <p>In addition to the other standard requirements, the following documentation should be submitted with the application.</p> <ul style="list-style-type: none"><li>- Planning Statement</li><li>- Draft Construction Management Plan</li></ul> <p><b>12. Conclusion</b></p> <p>The size and design of the proposal is generally considered acceptable subject to the submission of more detailed and larger scale drawings at application stage. Furthermore, it is considered not to cause an undue loss of residential amenity to neighbouring occupiers at the site, provided appropriate mitigation measures are taken with regard to the proposed roof terraces.</p> <p>This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.</p> <p>If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.</p>
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2.4 PRE-APPLICATION ADVICE & RESPONSE

viii. Basement Excavation

1. *As there have been no significant changes to the policies and guidance the Council use to assess basement developments since the determination of the previous scheme (application reference 2015/0837/P) the applicant would not be required to undertake a new BIA.*

1. Noted. The original BIA and Structural Methodology statement has been submitted as part of this application.

ix. Cycle Parking

1. *A full application should explore options to increase the amount of provision located at the site, particularly given the increase in floor space.*

1. Noted. Please refer to Section 3.0, page 3.5 Cycle Storage.

x. Loss of light and overshadowing

1. *Windows to the rear of No. 2 Tavistock are in close proximity to these extensions. Based on this limited depth of the extensions the proposal is not considered to result in unacceptable loss of light or overshadowing of adjoining properties.*

1. Noted. Daylight/Sunlight report has been resubmitted with cover letter.

xi. Trees and Landscaping

1. *The proposed plans include a 9m strip of planting to the rear of the site at lower ground floor level which is a welcomed addition given the limited curtilage space at the site.*

1. Noted. This deep planting zone has been retained.



SECTION THREE:

DESIGN STRATEGY & CONCLUSION





3.1 DESIGN STRATEGY

i. Existing Building

The existing 7-storey building is a B1 (Office) class use, arranged over lower ground to fifth (mansard) floor levels.

ii. General Strategy

The scheme was designed following an in-depth site and context analysis with consideration of local planning guidance and relevant policies.

The scheme was then further developed in accordance with pre-application advice received from the Local Authority following a pre-planning submission (Ref: 2016/4339/PRE; Case Officer - Patrick Marfleet)

Our aim is not only to provide an exemplary high standard of office space but also to enhance the character of Bloomsbury Conservation area.

iii. Proposed Summary

The proposed development to enlarge the existing B1 Office along with the following;

- Excavation and erection of single storey rear extension at lower ground floor level with terrace above,
- Rear infill extension at ground floor level to align with 2 Tavistock Place,
- Rear extensions at third, fourth and fifth floor level,
- Rear roof terraces at third and fourth floor level,
- Enlargement of all windows on rear elevation,
- Extension of existing mansard roof,
- Relocation of plant from basement to roof level,
- Internal alterations on all levels.

iv. Internal Modifications

The proposed internal modifications are aimed to extend and refurbish the office space standards. The proposed modifications are as follows:

- New lift car to be installed to existing life shaft,
- Secondary glazing to replace existing internal secondary glazing,
- Internal layout (non-original fixtures and fittings) to be reconfigured across all floors,
- Proposed service riser to sit adjacent to existing lift shaft and common stairwell,
- Access hatch to roof level,
- New internal lining to existing masonry external walls/party walls,
- Proposed raised floor system to be installed to office areas to accommodate new internal services.

v. External Modifications

The proposed external modifications are aimed to reconstruct the rear facade with regards to choice of materials, fenestration changes and addition of terraces. The proposed modifications are as follows:

- Rear terrace above the lower ground floor with the addition of two roof lights with deep planting zone retained for planting at rear boundary of application site,
- Proposed anodised aluminium double glazed windows with glass loggia balconies to be installed to enlarged rear window openings,
- Proposed plant area relocated to new roof level, and is enclosed with acoustic attenuation,
- Proposed bin store to existing front lightwell,
- Rear facade to be reconstructed with new external masonry finished, new glazing, standing seam metal finishes and PPC mild steel balustrades to rear terraces.

vi. Material Study

The proposed external key materials used in this scheme are illustrated in pages 3.2 Front Elevation & 3.3 Rear Elevation.





**No.2, 4 & 6 Tavistock Place**  
As seen from Mary Ward House. The portion of the roof level shown here cannot be seen from the public highway (Tavistock Place).

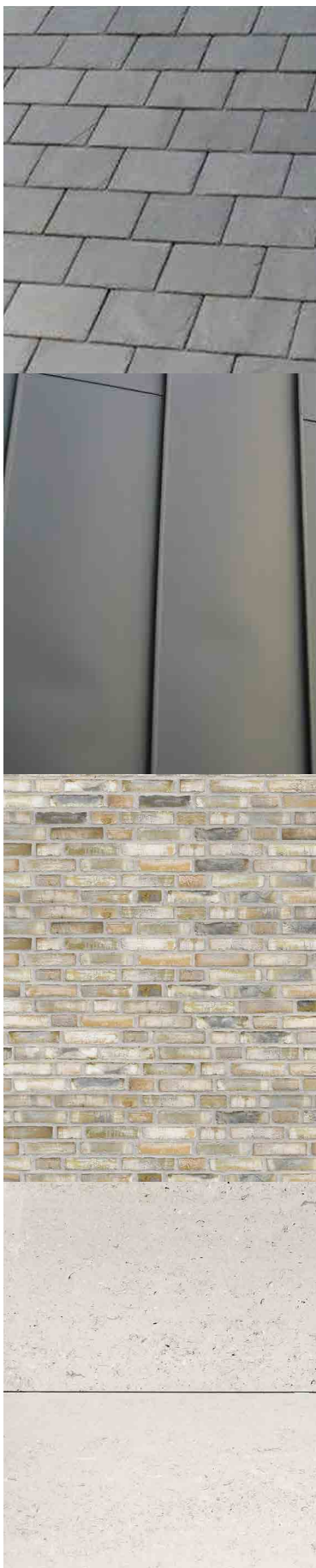
**3.2 FRONT ELEVATION**

- i. The listed front elevation will be retained and refurbished. The refurbishment works will retain the building's character while improving its existing condition.
- ii. The proposed refurbishment works are as follows:

- 1. **Proposed Plant Area**  
*Existing water tank storage to be demolished for addition of new plant area at roof level with acoustic attenuation.*
- 2. **Existing Sash Windows**  
*Existing sash windows to be retained. New secondary glazing to be fitted internally.*
- 3. **Existing Brickwork**  
*Existing brickwork to be retained.*
- 4. **Existing Dormer Windows**  
*Dormer windows to be retained.*
- 5. **Existing Front Door**  
*Front door to be retained. New intercom panel to be fitted externally in existing location.*
- 6. **Roof Finish**  
*Portions of the existing roof will be demolished and rebuilt facsimile, and clad in traditional blue-grey welsh slate roof tiles.*







Blue grey Welsh slate roof tiles

Zinc cladding

Bricks to rear facade

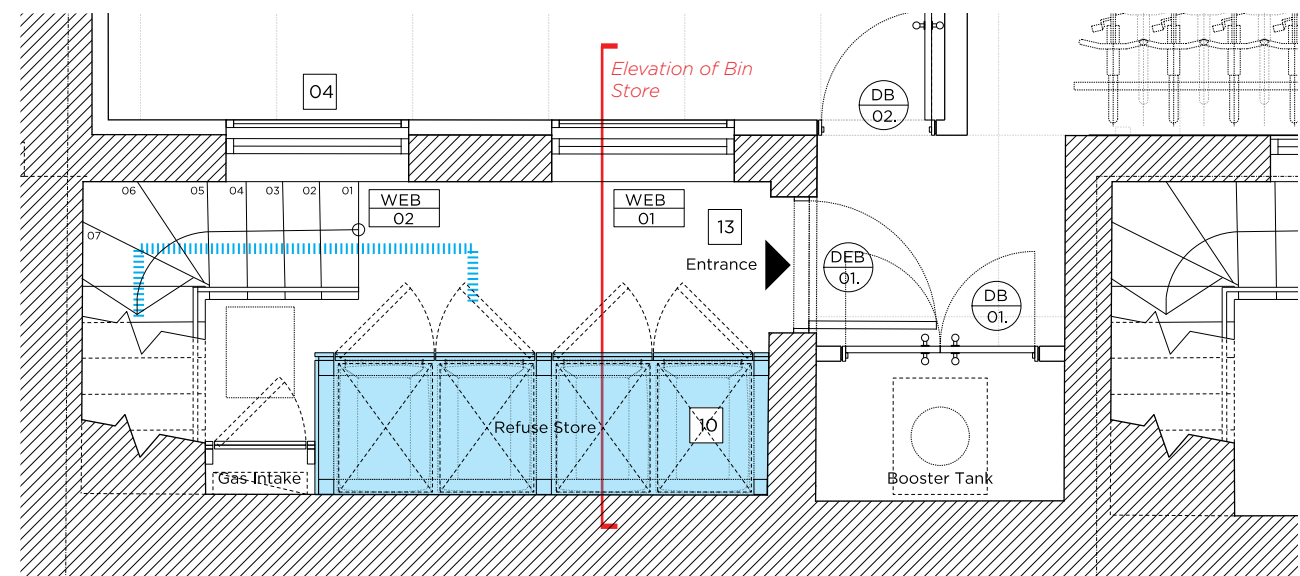
Stone

3.3 REAR ELEVATION

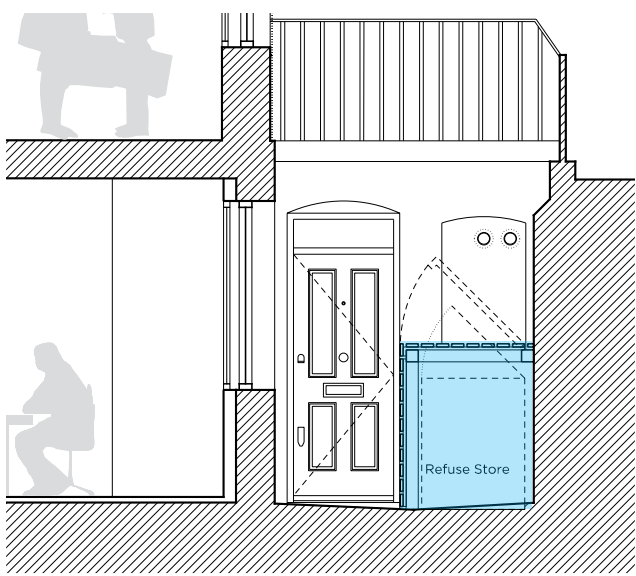
- i. The image to the left describes the rear elevation and the key proposed materials noted below.
- ii. Refer to Drawing P\_18 Proposed Rear Elevation Material Study for the full drawing.

- 1. **Proposed Extension**  
*Lower ground floor rear extension to match No.2 Tavistock Place, clad in stone, with the addition of 2no. walk-on frosted rooflights.*
- 2. **Proposed Facade**  
*Brickwork to match existing and zinc cladding.*
- 3. **Proposed Windows**  
*Floor to ceiling PPC windows with either stone/zinc surroundings.*
- 4. **Roof Finish**  
*Portions of the existing roof will be demolished and rebuilt facsimile.*
- 5. **Proposed Terrace**  
*Addition of terrace with painted metal balustrade and natural stone finish.*





**4 Tavistock Place**  
Communal bin store  
Lower ground floor  
Not to scale



**4 Tavistock Place**  
Communal bin store  
Section BB  
Not to scale

**3.4 WASTE MANAGEMENT**

**i. Encouraging Recycling**

Each office space will be fitted with separate waste and recycling containers within the kitchen units. This is considered to encourage occupants to separate their rubbish and recycle more regularly and reliably.

**ii. Waste Collection**

Waste is collected from Tavistock Place twice a week, on Tuesday and Friday. Mixed recycling, food and garden waste are collected once a week, on Tuesday.

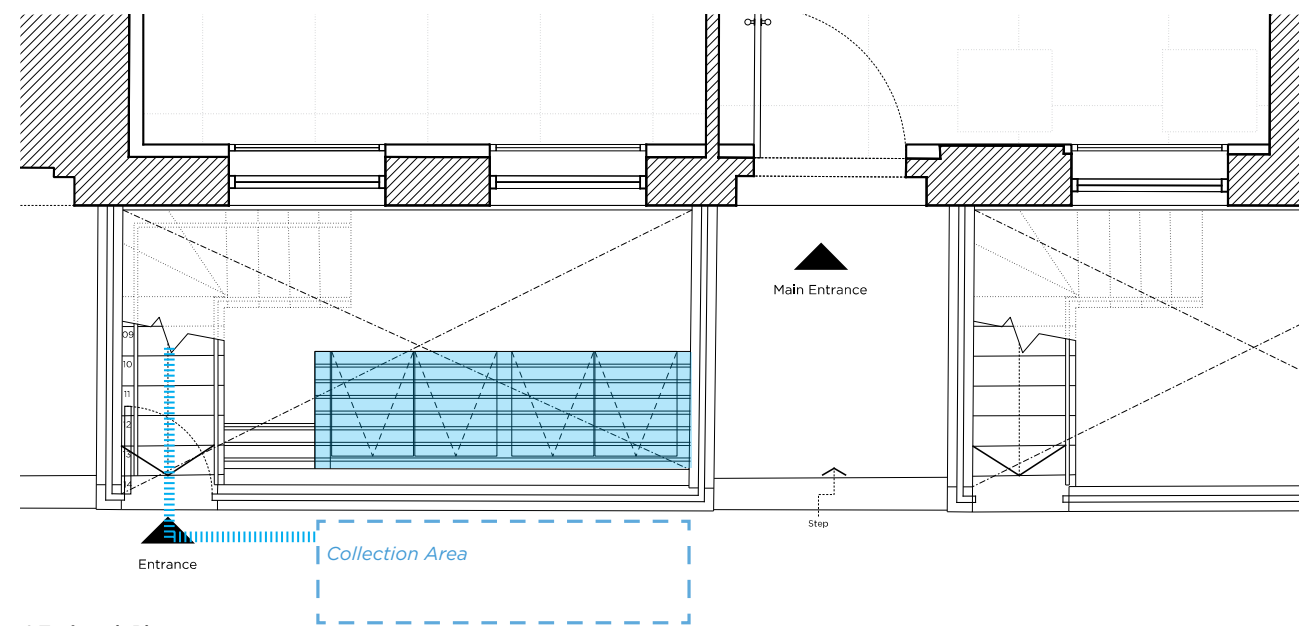
The waste is collected from the street with the waste vehicle located on Tavistock Place. As such, the collection point is immediately outside the property, where it is easily visible.

The provision of a managed solution is proposed to ensure that the bins are placed for collection and returned to their storage area in a timely fashion.

Due to the listed nature of the building, in particular the front façade, it is proposed that the bin store is located at lower ground floor level in the front lightwell, minimising visual impact at street level.

Bins and recycling containers in this area are for joint use.

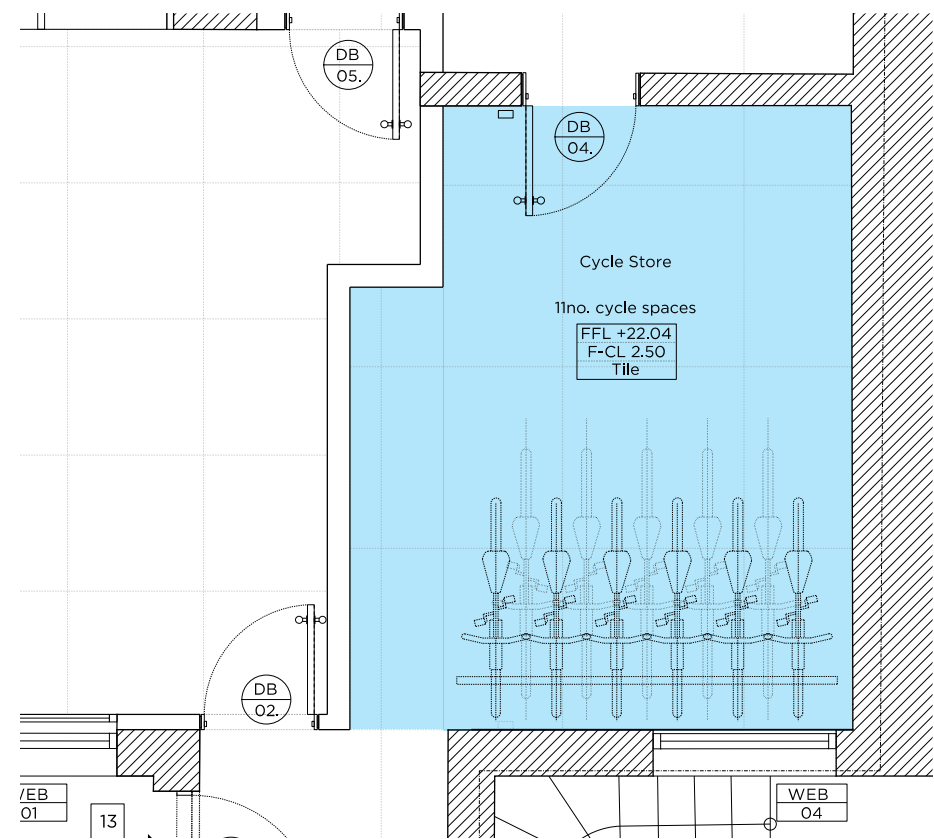
The bins will be transported from lower ground floor level to ground floor level by the management company and placed in the collection area. They will be returned to the store via the same means after collection.



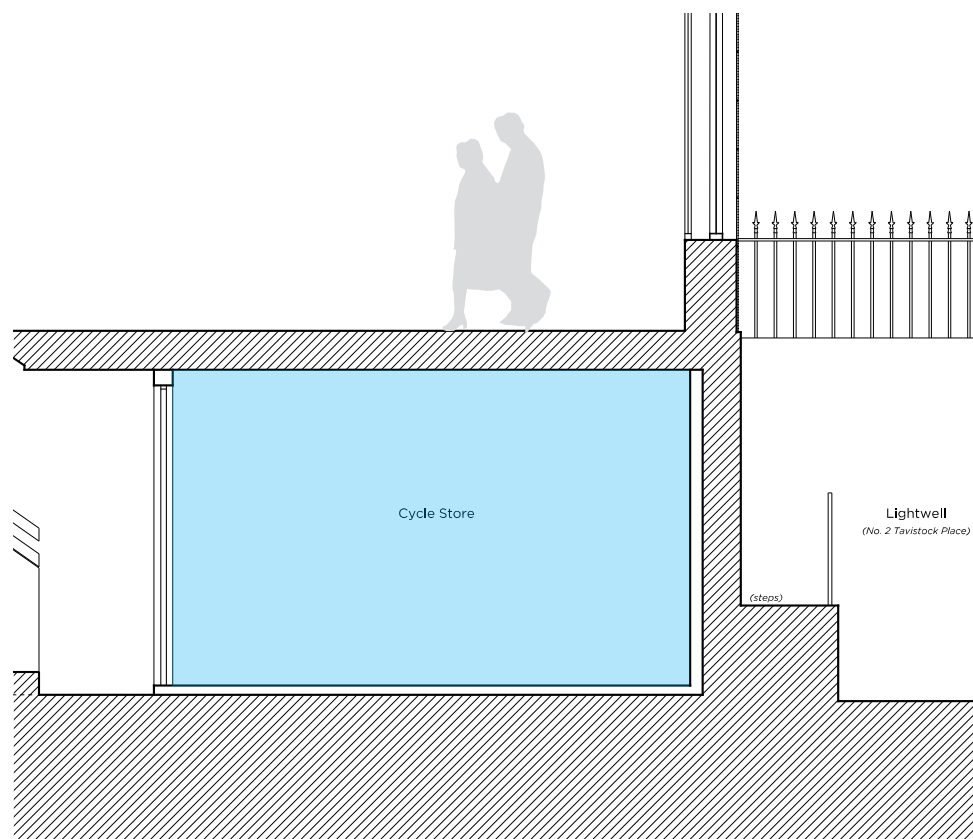
**4 Tavistock Place**  
Communal bin collection area  
Ground floor  
Not to scale







**4 Tavistock Place**  
Communal Cycle storage  
Lower ground floor  
Not to Scale



**4 Tavistock Place**  
Communal Cycle storage  
Section AA  
Not to Scale

**3.5 CYCLE STORAGE**

**i. Access and Parking**

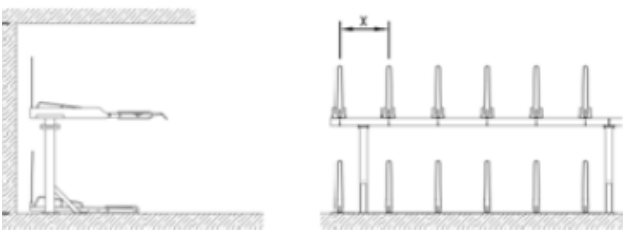
The development at No.4 Tavistock Place will be car-free. This is considered viable due to the high concentration of public transport in the vicinity and is in line with Camden's Core Strategy CS11 which aims to minimise congestion and environmental impact within the borough.

**ii. Cycle Storage**

Following Camden's Core Strategy policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Ample communal parking spaces have been provided inside the property (11 in total), accessed via secondary entrance from lightwell.

Following comments from Planning Officer, Patrick Marfleet, we are now proposing a Josta two-tier cycle parking system (refer diagram below).



Josta two-tier communal cycle storage

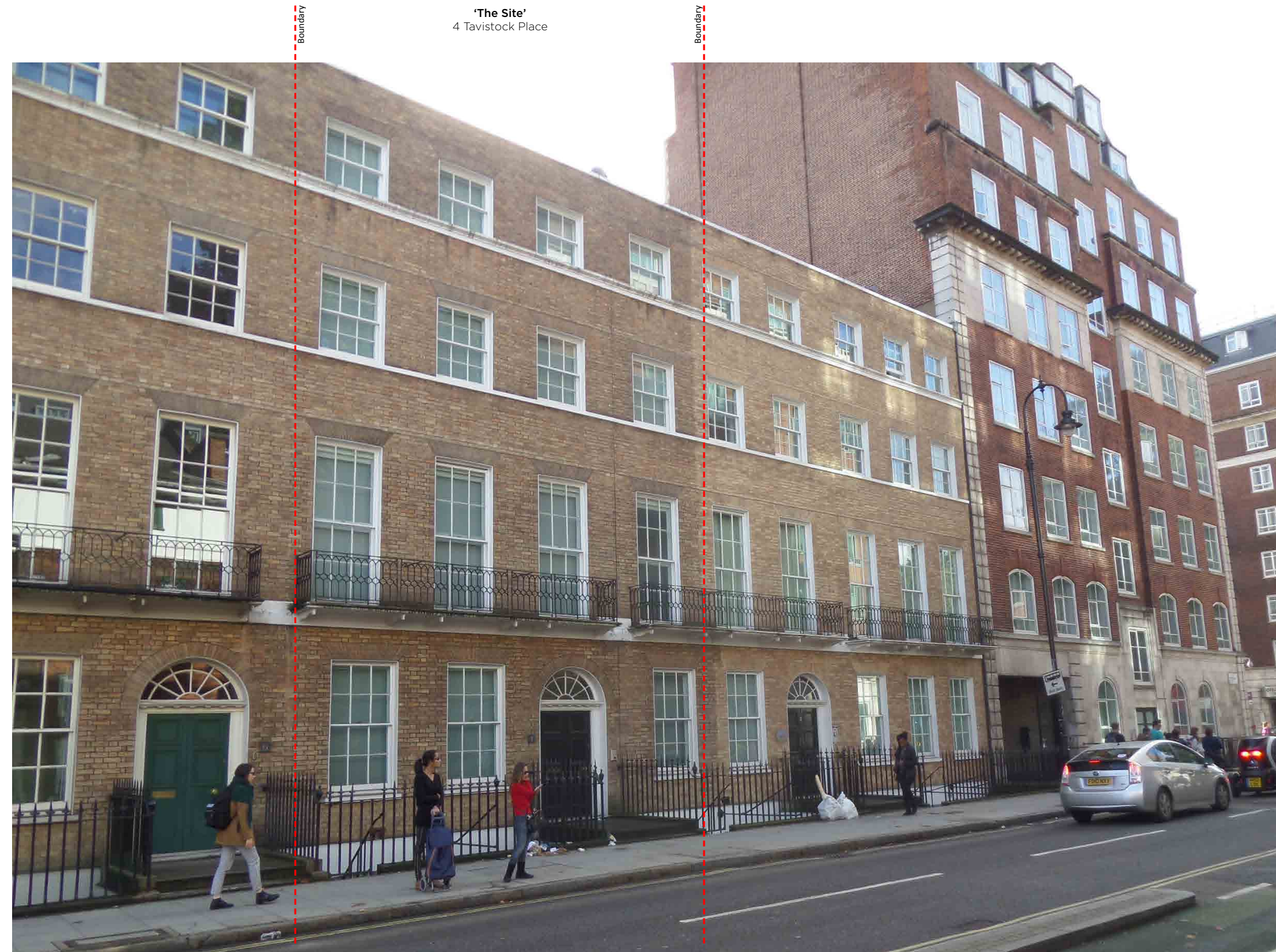
Not to Scale



Example image - Josta two-tier cycle storage

Not to Scale





4 Tavistock Place  
Street View

3.6 CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to extend and refurbish an office development, without impacting the amenities or character of the surrounding area.





SECTION FOUR:

VISUALS





Front Elevation  
As Existing



Front Elevation  
As Proposed

