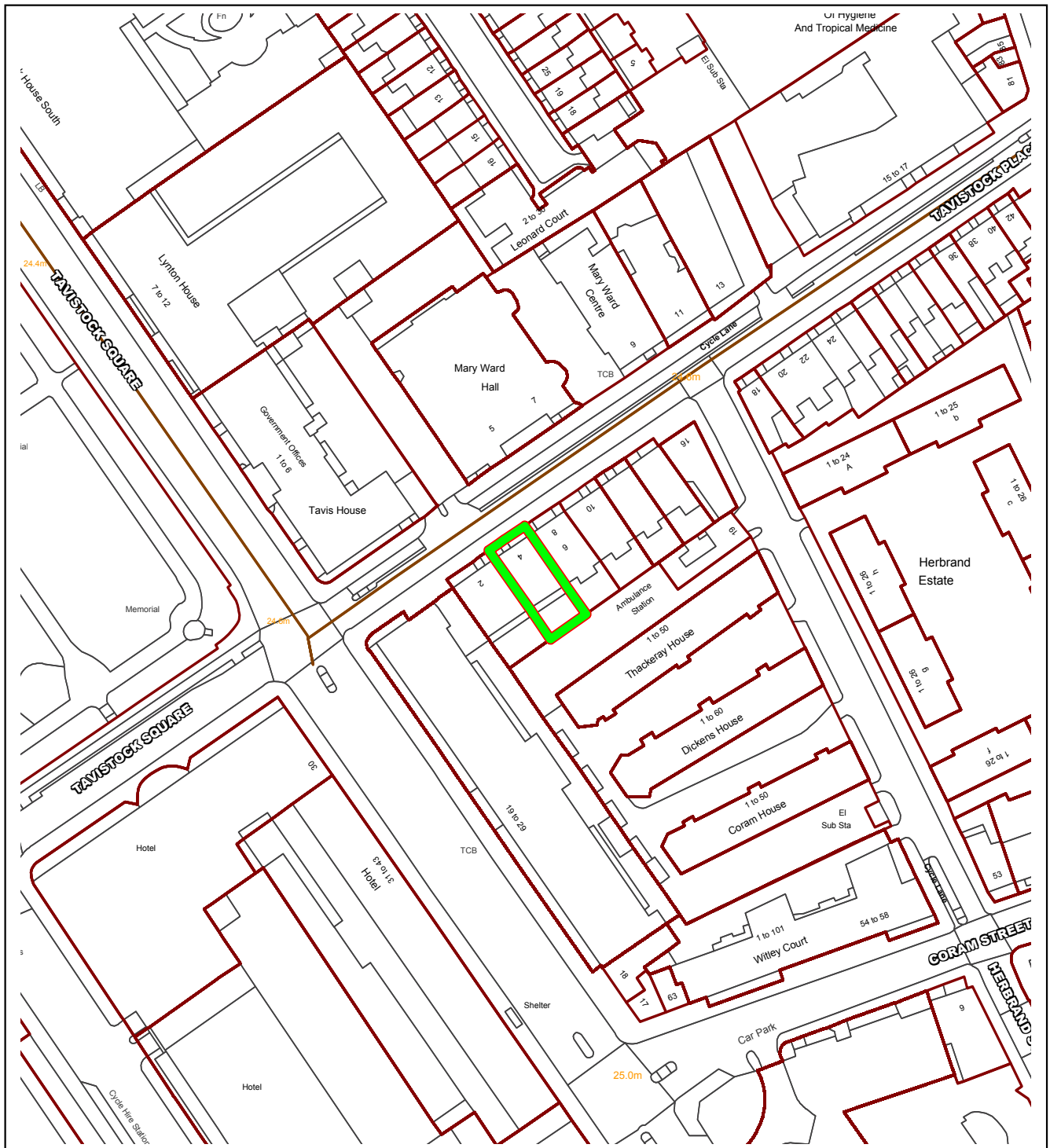


## 4 Tavistock Place



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2016/5179/P - 4 Tavistock Place

1. Front elevations of Nos. 2 and 4 Tavistock Place



2. View from fifth floor terrace of application site of adjoining extensions at 2 Tavistock Place.





3. View to the south from existing fifth floor terrace.





#### 4. Existing roof extension



#### 5. Rear elevations of the site and adjoining terrace



6. Rear elevation of 2 Tavistock Place



<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/12/2016</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>17/11/2016</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2016/5179/P & 2016/5753/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Tavistock Place London WC1H 9RA				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Refurbishment and enlargement of B1 office space including excavation and erection of single storey rear extension at lower ground floor level, single storey rear extensions at ground, third, fourth and fifth floor level with associated terraces at ground, third and fourth floor level, enlargement of all rear window openings and relocation of plant from basement to roof level.							
<b>Recommendation:</b>		Grant planning permission subject to S106 legal agreement					
<b>Application Type:</b>		Full Planning Permission and Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. electronic	<b>02</b> <b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		<p>Site notice: 26/10/2016 - 16/11/2016 Press notice: 27/10/2016 - 17/11/2016</p> <p>The following objections were received from 6 Tavistock Place and Tamar House RTM Company LTD:</p> <ol style="list-style-type: none"> <li>Noise from development will disturb neighbouring buildings.</li> <li>The isometric views in the Design &amp; Access Statement show a step in wall height between 4 and 6 Tavistock Place. The wall does not currently step up beside the building and I do not want additional wall height that will keep light from my garden.</li> <li>Object to basement excavation due to nuisance it will cause to neighbouring residents and risk of structural damage to neighbouring blocks.</li> <li>If planning permission is granted there should be strict adherence to the associated CMP.</li> </ol> <p><i>Officer comment</i></p>					

	<p>1. A CMP will be secure via a s106 legal agreement, part of which will ensure measures are taken to limit the impact of construction on neighbouring properties.</p> <p>2. The amenity impact of the proposal is discussed in paragraph 2.4 of this report.</p> <p>3. The basement excavation works are discussed in paragraph 2.5 of this report.</p> <p>4. A CMP will be secured via a s106 legal agreement.</p>
CAAC/Local groups comments:	<p><u>Bloomsbury CAAC</u> objected to the application on the following grounds:</p> <p>1. Proposed rear extensions at ground, third, fourth and fifth floor level will cause harm to the conservation area due to inappropriate design and over-intensification of development.</p> <p>2. Proposed terraces will lead to overlooking of dwellings on Herbrand Street.</p> <p>3. Alterations to the rear fenestration not in keeping with rear facades of adjacent buildings, sense of symmetry will be lost.</p> <p>4. New openings are considerably larger than those existing and adjacent and will consequently change character of the rear façade causing harm to the conservation area.</p> <p><i>Officer comment:</i></p> <p>1. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.</p> <p>2. The amenity impact of the proposal is discussed in paragraph 2.4 of this report.</p> <p>3. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.</p> <p>4. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.</p>

### Site Description

The site is occupied by a Grade II listed 4 storey, plus basement and loft level, mid terrace Georgian 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.

### Relevant History

#### 4 Tavistock Place (application site)

**2016/4339/PRE** - 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. **Pre-application letter issued 12/09/2016 advising principle of development acceptable subject to detailed design.**

**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.**

**2011/3048/P & 2011/3049/P** - Installation of 2 x air conditioning units within steel enclosure in rear garden, enclosed by timber fencing in connection with existing offices (Class B1) (part retrospective). **Granted 24/08/2011.**

**2010/5427/P & 2010/5429/L** - The installation of new A/C unit to rear of building (Class B1) with new air handling unit located in basement and new internal air duct going through all floors. **Refused 24/12/2010.**

**8800378 & 8870156** - The erection of an extension at rear third floor level to provide additional WC accommodation ancillary to the existing office floorspace. **Granted 08/11/1988.**

#### 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.**

#### **Relevant policies**

National Planning Policy Framework 2012  
The London Plan 2016

#### **LDF Core Strategy**

CS5 Managing the impact of growth and development  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high quality places and conserving our heritage

#### **LDF Development Policies**

DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basement and lightwells  
DP28 Noise and vibration

#### **Camden Planning Guidance 2015**

CPG1 Design  
CPG4 Basements and lightwells



## Bloomsbury conservation area appraisal and management strategy 2011

### Assessment

#### 1.0 PROPOSAL

1.1 The proposal includes the following elements:

- Excavation of single storey rear basement extension and lightwell. The total excavation would be (w) 9.4m x (L) 6.3m x (D) 2.7m.
- Erection of single storey third and fourth floor rear extensions. The third floor extension measure 4.6m (W) x 1.5m (D) x 2.9m (H). The fourth floor extension would measure 4.6m (W) x 2.0m (D) x 2.8m (H). The rear extensions would be finished in zinc cladding to match the rear extensions of the adjoining property at No. 2 Tavistock.
- The profile of the existing fifth floor roof extension would be changed from a sloping to a vertical elevation and increase in depth by approximately 0.4m, it too would be clad in zinc.
- Alterations to rear fenestration. All existing rear window/door openings to be enlarged and standardised.
- Installation of rear roof terraces at ground, third, fourth and fifth floor levels. The terraces would be secured with iron railings.
- Internal alterations on all levels to maximise existing space.
- Relocation of plant from basement to roof level surrounded by acoustic enclosure.
- Cycle parking enclosure at lower ground floor level, accessed via existing front lightwell.
- Erection of waste storage enclosure in front lightwell

1.2 The proposal would result in a total of 96sqm of additional internal floor space at the site.

#### 2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Land use;
- Design and Conservation;
- Amenity of neighbouring residential occupants;
- Basement excavation
- Transport

#### 2.2 Land use

Land Use Details:			
	Use Class	Description	Floorspace GIA (sqm)
Existing	B1(a)	Office	676
Proposed	B1(a)	Office	772.6

- 2.2.1 It is noted that the recently refused 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 considered acceptable.

## 2.3 Design and Conservation

- 2.3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3.2 It is noted that host building is listed by virtue of it replacing a former (assumed listed) building following fire damage at the site. The building is essentially a modern development built in facsimile with a Georgian style replica façade. The front façade is the only special interest of the building, the interior of the building consists of concrete floors and walls and does not contain any historic features usually associated with a designated heritage asset.
- 2.3.3 The proposal includes alterations to the rear elevation and roof of the host building. The elements to be demolished are not set out as being of value in the listing statement, are generally to the rear of the site or to an area of roof not readily visible from the front of the building.

### *Rear extensions/fenestration/terraces/plant enclosure*

- 2.3.4 The proposed is similar to the approved 2008 scheme which has been implemented at the adjoining property, No. 2 Tavistock Place and there have not been any significant policy changes since then that would alter the way in which the council would assess this type of application.
- 2.3.5 As stated above, the special interest of the host building lies solely in the front elevation and sensitive redevelopment to the rear and in a concealed location on the roof would have a limited impact on the character of the conservation area.
- 2.3.6 The proposed rear extensions would generally replicate the size, scale and bulk of the adjoining additions at No.2 and are considered to represent proportionate additions to the host building. Furthermore, the enlargement of the existing windows are considered to be an improvement on the existing fenestration at the site and would enhance the character and appearance of this mid-late 20<sup>th</sup> century design.
- 2.3.7 The proposed terraces would generally match the size and scale of those on the adjoining property at No.2 and would be surrounded by traditional metal balustrades, ensuring no undue

harm is caused to the character of the surrounding conservation area. Similarly, the proposed plant enclosure at roof level would form an unobtrusive structure that would be set a sufficient distance away from the front elevation of the building to ensure no undue harm is caused to its special interest or the character of the surrounding conservation area.

- 2.3.8 Space for the storage of waste and recycling is provided in a dedicated secure area in the front lightwell at the site. This location is in keeping with adjoining and nearby properties in the area. The waste storage area would allow easy collection for waste vehicles waiting along Tavistock Place.

#### *Internal Works*

- 2.3.9 The proposal includes extensive internal works to reconfigure the existing office space, including installation of an internal lift and changes to the size and layout of the rooms. 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.

#### 2.4 Amenity of neighbouring residential occupants

- 2.4.1 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'.

#### *Privacy and Overlooking*

- 2.4.2 Whilst the proposed third, fourth and fifth floor level roof terraces would lead to the increased overlooking of the adjoining terrace and windows at Nos. 2 and 6 Tavistock Place it is considered that this impact would be sufficiently mitigated through the erection of privacy screens, to the southern side of the third floor terrace and the northern side of the fourth and fifth floor terraces. A condition requiring the details of these privacy screens to be submitted, approved by the Council and installed prior to occupation has been included.

#### *Daylight, sunlight, overshadowing and outlook*

- 2.4.3 The proposed rear extensions at third and fourth floor level would extend 1.5m and 2m respectively beyond the rear elevation and habitable room windows of the adjoining property at 2 Tavistock Place. However, the limited depth of the extensions and south western facing orientation of the adjoining properties would ensure no unacceptable loss of light or increased overshadowing would occur as a result of the development.

#### *Noise*

- 2.4.4 The Council's Noise Officer has recommended a condition requiring details of the external noise level emitted from the proposed plant/machinery at the site, and appropriate mitigation measures to ensure no undue harm is caused to the amenity of neighbouring residents as a result of the development. Details of the control measures to be applied by the applicant with regard to noise and vibration during the construction process will be submitted to and approved by the council via the associated s106 agreement.

#### 2.5 Basement Excavation

The existing building includes a single storey basement of approximately 108sqm. The proposal includes extending the existing single storey basement to the rear, including a rear lightwell.

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 at the site and avoid cumulative impacts on the water environment.

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 the applicant would not be required to undertake a new BIA. All of the information and documents approved as part of the assessment have been submitted a part of the current application and are considered acceptable.

Given the proposed basement is to a listed building and its proximity to adjoining properties, it is considered that a condition should be included requiring that a qualified engineer supervise and monitor the excavation, and that a basement construction plan be secured via legal agreement.

## 2.6 Transport and Highways

### *Construction*

2.6.1 It is considered that a Construction Management Plan (CMP) including the demolition works should be secured via legal agreement for the following reasons:

- The site is highly constrained due to a lack of on-site servicing and the presence of double yellow lines to the front of the site.
- The proposal includes demolition and construction works to a listed building.
- The site is located in a Conservation Area and particular care needs to be taken when using adjacent roads
- Consultation and engagement should take place within the surrounding neighbourhood.
- Pedestrian permeability and safety needs to be a priority on the footway, which has a relatively high footfall, during any periods of demolition/construction.

### *Cycle Parking*

2.6.2 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.

2.6.3 The submitted plans demonstrate that 11 cycle parking space would be provided on site at lower ground floor level which complies with the requirements of the London Plan and considered acceptable given the constrained nature of the site and its Public Transport Accessibility Level (PTAL) rating of 6b (excellent). A condition will be included requiring that the facilities are provided prior to occupation and maintained thereafter.

## 2.7 Trees and Landscaping

While there are no trees located on the site, there are several large trees adjacent to the rear boundary. The proposal also includes excavation in the rear garden in the vicinity of these trees. The applicant has provided a tree survey and arboricultural report detailing the trees and outlining protection measures. Subject to a condition requiring that the trees be protected in accordance with the recommendations in the arborist's report, the proposal is considered to have an acceptable impact on trees in the vicinity of the site.

The proposed plans also 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.

### **3.0 Recommendation**

- 3.1 Grant conditional planning permission subject to a Section 106 Legal Agreement.

### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Marek Wojciechowski Architects  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2016/5753/L**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

15 December 2016

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**4 Tavistock Place**  
**London**  
**WC1H 9RA**

**DECISION**

#### **Proposal:**

Internal alterations on all levels and external alterations including excavation of single storey rear extension at lower ground floor level, single storey rear extensions at ground, third, fourth and fifth floor level with associated terraces at ground, third and fourth floor level, enlargement of all rear window openings and relocation of plant from basement to roof level.

Drawing Nos: P\_00, P\_01, P\_02 A, P\_03, P\_04, D\_19, D\_18, D\_14, D\_13, D\_12, D\_11, D\_10, D\_09, P\_20, P\_19, P\_18, P\_16, P\_15, P\_14, P\_13, P\_12, P\_11, P\_10, P\_09, P\_08, P\_07, P\_06, P\_05. 1013779-ME-R-01 Rev A, 1013779-ME-LG-01 Rev A, 1013779-ME-G-01 Rev A, 1013779-ME-05-01 Rev A, 1013779-ME-04-01 Rev A, 1013779-ME-03-01 Rev A, Cover letter dated 20/09/2016, Design and Access Statement dated September 2016 Rev A.

The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings including jambs, head and cill of all new external windows and doors at a scale of 1:20.

b) Typical details of new railings at a scale of 1:20 with finials at 1:1 including method of fixing.

c) Details elevations and section showing typical facing brick arrangement including expansion joints vertical and horizontal banding;

d) Manufacturer's specification details of all facing materials including brickwork, windows and door frames, glazing, balconies, balustrades, zinc cladding, acoustic enclosure and any other facing materials.

e) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, facebond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**

Marek Wojciechowski Architects  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2016/5179/P**

15 December 2016

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**4 Tavistock Place**  
**London**  
**WC1H 9RA**

Proposal:

Refurbishment and enlargement of B1 office space including excavation of single storey rear extension at lower ground floor level, single storey rear extensions at ground, third, fourth and fifth floor level with associated terraces at ground, third and fourth floor level, enlargement of all rear window openings and relocation of plant from basement to roof level.

Drawing Nos: P\_00, P\_01, P\_02 A, P\_03, P\_04, D\_19, D\_18, D\_14, D\_13, D\_12, D\_11, D\_10, D\_09, P\_20, P\_19, P\_18, P\_16, P\_15, P\_14, P\_13, P\_12, P\_11, P\_10, P\_09, P\_08, P\_07, P\_06, P\_05, 1013779-ME-R-01 Rev A, 1013779-ME-LG-01 Rev A, 1013779-ME-G-01 Rev A, 1013779-ME-05-01 Rev A, 1013779-ME-04-01 Rev A, 1013779-ME-03-01 Rev A. Cover letter dated 20/09/2016, Cundall Outline Design Report dated 06/09/2016, CHP Daylight and Sunlight Report dated 09/02/2015, Arboricultural Report dated 01/10/2015, Aviron Ground Investigation Report dated May 2015, CGL Screening and Scoping Study dated February 2015, Construction Method Statement dated 20/09/2016, Design and Access Statement dated September 2016 Rev A, Emtec Noise Survey dated 14/01/2015, BIA audit 1 dated 29/04/2016, BIA audit 2 dated 22/06/2015.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 P\_00, P\_01, P\_02 A, P\_03, P\_04, D\_19, D\_18, D\_14, D\_13, D\_12, D\_11, D\_10, D\_09, P\_20, P\_19, P\_18, P\_16, P\_15, P\_14, P\_13, P\_12, P\_11, P\_10, P\_09, P\_08, P\_07, P\_06, P\_05, 1013779-ME-R-01 Rev A, 1013779-ME-LG-01 Rev A, 1013779-ME-G-01 Rev A, 1013779-ME-05-01 Rev A, 1013779-ME-04-01 Rev A, 1013779-ME-03-01 Rev A. Cover letter dated 20/09/2016, Cundall Outline Design Report dated 06/09/2016, CHP Daylight and Sunlight Report dated 09/02/2015, Arboricultural Report dated 01/10/2015, Aviron Ground Investigation Report dated May 2015, CGL Screening and Scoping Study dated February 2015, Construction Method Statement dated 20/09/2016, Design and Access Statement dated September 2016 Rev A, Emtec Noise Survey dated 14/01/2015, BIA audit 1 dated 29/04/2016, BIA audit 2 dated 22/06/2015.

Reason:

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

- 4 The use of the balconies/terraces hereby approved shall not commence until details of privacy screens have been submitted to and approved in writing by the local planning authority, and the relevant part of the works have been carried out in accordance with the details thus approved. The screens 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.

- 5 All trees growing on adjoining sites and public land shall be retained and protected from damage prior to commencement of works on site in accordance with the approved protection details in the Tree Report Ref: 1-383689 by John Cromar's Arboricultural Company Limited dated 01/10/2015.

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.

- 6 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) 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.

- 7 A full acoustic report including acoustic isolation, sound attenuation and anti-vibration measures for the plant at roof level, demonstrating the plant meets Camden's noise standards shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. 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.

- 8 The approved cycle parking facilities shall be provided in their entirety prior to the first occupation of the site and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

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).

- 2 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.

Yours faithfully

Supporting Communities Directorate

DECISION