

Mr James Sheppard
CBRE
CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2016/5939/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Seven Dials Warehouse
42 Earlham Street
London
WC2H 9LA

Proposal:

Creation of terrace at roof level; alterations to ground floor façade and fenestration; and replacement of rooftop plant.

Drawing Nos: 527-EX.01, 527-EX.02, 527-EX.03, 527-EX.04, 527-EX.05, 527-EX.06, 527-EX.07, 527-EX.08, 527-EX.09, 527-EX.10, 527-EX.11, 527-EX.13, 527-EX.14, 527-EX.15, 527-EX.16, 527-EX.17, 527-EX.18, 527-EX.19, 527-AS.01, 527-AS.02, 527-AS.03, 527-AS.04, 527-AS.05, 527-AS.06, 527-AS.07, 527-AS.08, 527-AS.09, 527-AS.10, 527-AS.11, 527-AS.12, 527-AS.13, 527-AS.14, 527-AS.15, 527-AS.16, 527-AS.17, 527-AS.18, 527-AS.19, 527-AS.20, 527-AS.21, 527-AS.22, 527-AS.23, 527-AS.24, 527-AS.25, 527-AS.26, 527-AS.27, 527-AS.28, 527-AS.29, 527-AS.31, 527-AS.32, 527-AS.33, 527-AS.34, 527-AS.35, 527-GA.01, 527-GA.02, 527-GA.03, 527-GA.04, 527-GA.05, 527-GA.06, 527-GA.07, 527-GA.08, 527-GA.09, 527-GA.10, 527-GA.11, 527-GA.12, 527-GA.13, 527-GA.14, Design & Access Statement (GPad) - October 2016, Planning Statement (CBRE) (28th October 2016), Historic Building Report (Donald Insall Associates) (October 2016), Noise Impact Assessment (Clarke Saunders)(14 October 2016).



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: 527-EX.01, 527-EX.02, 527-EX.03, 527-EX.04, 527-EX.05, 527-EX.06, 527-EX.07, 527-EX.08, 527-EX.09, 527-EX.10, 527-EX.11, 527-EX.13, 527-EX.14, 527-EX.15, 527-EX.16, 527-EX.17, 527-EX.18, 527-EX.19, 527-AS.01, 527-AS.02, 527-AS.03, 527-AS.04, 527-AS.05, 527-AS.06, 527-AS.07, 527-AS.08, 527-AS.09, 527-AS.10, 527-AS.11, 527-AS.12, 527-AS.13, 527-AS.14, 527-AS.15, 527-AS.16, 527-AS.17, 527-AS.18, 527-AS.19, 527-AS.20, 527-AS.21, 527-AS.22, 527-AS.23, 527-AS.24, 527-AS.25, 527-AS.26, 527-AS.27, 527-AS.28, 527-AS.29, 527-AS.31, 527-AS.32, 527-AS.33, 527-AS.34, 527-AS.35, 527-GA.01, 527-GA.02, 527-GA.03, 527-GA.04, 527-GA.05, 527-GA.06, 527-GA.07, 527-GA.08, 527-GA.09, 527-GA.10, 527-GA.11, 527-GA.12, 527-GA.13, 527-GA.14, Design & Access Statement (GPad) - October 2016, Planning Statement (CBRE) (28th October 2016), Historic Building Report (Donald Insall Associates) (October 2016), Noise Impact Assessment (Clarke Saunders)(14 October 2016).

Reason:

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

- 4 The roof terrace hereby approved shall not be used between 1900 hours and 0800 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP2 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

- 6 Prior to use, new plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 Reasons for granting permission.

The proposed creation of a terrace at roof level is considered acceptable in design terms. The glass balustrading would be sufficiently set back from the parapet to ensure that it is not visible from street level and in long views. Although visible from the upper floors of neighbouring buildings, it is not considered to cause harm to the special character of the host building or the character and appearance of the wider conservation area.

The proposed alterations to the ground floor façade are acceptable. The paint removal would expose the original historic brickwork, and a method statement has been submitted which satisfactorily demonstrates that the paint removal technique would not harm the historic brickwork. The replacement of non-original doors and windows with metal framed doors and windows is acceptable. Although preference would be given to maintaining metal transoms and mullions to reflect the building's industrial character, the plain glazed windows would match the appearance of similar windows in the immediate vicinity. The proposed replacements are considered to be an appropriate design that would complement the listed building. The proposed metal projecting signs are acceptable and are considered to be of an appropriate size and material.

The proposals include the repositioning of one side of the rooftop plant enclosure

to follow the building line. This is considered a very minor alteration with limited impact on the appearance of the building. The replacement of 2 x AC units within the rooftop plant area is considered acceptable. The new units would be in the same position and would be quieter than the existing units. A noise impact assessment has been submitted which demonstrates that the replacement plant would comply with Camden's noise standards with no further sound attenuation measures required. The Council's Environmental Health Officer has assessed the proposals and does not object subject to the standard noise condition. The development would therefore not cause noise disturbance to neighbouring residential properties.

Surrounding buildings are predominantly retail, restaurant and office use. Due to the location and nature of the proposals, they are not considered to cause harm to the amenity of neighbouring occupants in terms of daylight, privacy or outlook. In order to prevent possible disturbance caused by the use of the roof terrace, its hours of use will be restricted to 08:00 to 19:00 hours.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

One comment has been received by the Covent Garden Community Association and duly taken into account in the consultation summary prior to making a decision.

The planning history of the site has been taken into account when coming to 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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

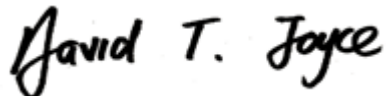
Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities