

Hugh Broughton Architects  
41a Beavor Lane  
London  
W6 9BL

Application Ref: **2016/3273/P**

Dear Sir/Madam

**DRAFT**  
**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:

**Congress House**  
**23-28 Great Russell Street**  
**London**  
**WC1B 3LN**

Proposal:

**DECISION**  
Various alterations along Bainbridge Street and Dyott Street elevations including refurbishment of entrance area and installation of glazed screen along Dyott Street; replacement of plant at roof level

Drawing Nos: E1000 (Rev P1); E1001 (Rev P2); E1010 (Rev P1); E1011 (Rev P1); E1012 (Rev P1); E1013 (Rev P1); E1014 (Rev P1); E1015 (Rev P1); E1016 (Rev P1); E1017 (Rev P1); E1020 (Rev P1); E1021 (Rev P1); E1030 (Rev P1); E1031 (Rev P1); E1032 (Rev P1); P1010 (Rev P1); P1011 (Rev P3); P1012 (Rev P1); P1013 (Rev P1); P1014 (Rev P1); P1015 (Rev P1); P1016 (Rev P1); P1017 (Rev P2); P1020 (Rev P2); P1021 (Rev P3); P1030 (Rev P2); P1031 (Rev P2); P1032 (Rev P2); P1040 (Rev P1); P1041 (Rev P1); P1042 (Rev P2); P1110 (Rev P2); P1111 (Rev P3); P1112 (Rev P2); P1113 (Rev P2); P1114 (Rev P1); P1115 (Rev P1); P1120 (Rev P1); P1121 (Rev P1); P1131 (Rev P1); P1140 (Rev P1); Design & Access Statement incorporating a Heritage Impact Assessment; Noise Impact assessment - Report 16/0190/R1 (prepared by Cole Jarman)

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: E1000 (Rev P1); E1001 (Rev P2); E1010 (Rev P1); E1011 (Rev P1); E1012 (Rev P1); E1013 (Rev P1); E1014 (Rev P1); E1015 (Rev P1); E1016 (Rev P1); E1017 (Rev P1); E1020 (Rev P1); E1021 (Rev P1); E1030 (Rev P1); E1031 (Rev P1); E1032 (Rev P1); P1010 (Rev P1); P1011 (Rev P3); P1012 (Rev P1); P1013 (Rev P1); P1014 (Rev P1); P1015 (Rev P1); P1016 (Rev P1); P1017 (Rev P2); P1020 (Rev P2); P1021 (Rev P3); P1030 (Rev P2); P1031 (Rev P2); P1032 (Rev P2); P1040 (Rev P1); P1041 (Rev P1); P1042 (Rev P2); P1110 (Rev P2); P1111 (Rev P3); P1112 (Rev P2); P1113 (Rev P2); P1114 (Rev P1); P1115 (Rev P1); P1120 (Rev P1); P1121 (Rev P1); P1131 (Rev P1); P1140 (Rev P1); Design & Access Statement incorporating a Heritage Impact Assessment; Noise Impact assessment - Report 16/0190/R1 (prepared by Cole Jarman)

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before first use of the plant equipment hereby approved, it shall be fitted with the acoustic mitigation measures as set out in the Noise Impact Report hereby approved.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to improve the external appearance of the Bainbridge Street entrance and wider elevation of the building through refurbishment works. Where the works involve replacing or adding to the original fabric this would be in matching or sympathetic materials to the existing so as not to harm the special interest of the building. A bronze framed glazed screen would be installed in the same location as the existing balustrade which would enable the recessed ground floor area to still be clearly read while providing enclosure to the service area and new bin store area. This would improve the existing situation where the bin store is clearly visible from Dyott Street. Along Bainbridge Street elevation the security grilles would be removed and the white frames replaced with a new bronze frame facade to match the original windows of Congress House. It is considered this alteration would enhance the appearance of the building.

The proposal also involves repaving part of the public footway on Dyott Street and a Highways Contribution will be secured via a s.106 legal agreement to cover these works.

The proposal involves replacing the plant at roof level however its location would not change. A comprehensive noise report has suggested a range of suitable noise mitigation measure to enable the installation to comply with requirements and has been approved by the Council's Environmental Health Officer.

By virtue of the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

- 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.
- 3 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).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

Executive Director Supporting Communities