

Mr Patrick Reedman  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/5677/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

14 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lower ground and part ground floor**  
**184-192 Drummond Street**  
**London**  
**NW1 3HP**

Proposal:

Installation of a new entrance door on corner of Drummond St and Stanhope Street; opening up of front lightwells and installation of walk-on cast iron pavement lights; removal of plant from rear enclosed area and creation of an amenity area, installation of 2 x replacement condenser units at roof level.

Drawing Nos: 16D PL EXT 01 rev A, 16D PL EXT 02 rev A, 16D PL EXT 03 rev A, 16D PL EXT 04, 16D PL EXT 05, 16D PL EXT 06 rev A, 16D PL PRO 01 rev D, 16D PL PRO 02 rev F, 16D PL PRO 03 rev C, 16D PL PRO 04 rev F, 16D PL PRO 05 rev E, 16D PL PRO 06 rev C, 16D PL PRO 09, 16D PL PRO 10, Design & Access Statement Rev E dated 08/03/2017, Noise Impact Assessment ref: AS9423.161130.NIA.R1.1 and planning statement dated 14/10/2016.



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 policy DP24 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:

16D PL EXT 01 rev A, 16D PL EXT 02 rev A, 16D PL EXT 03 rev A, 16D PL EXT 04, 16D PL EXT 05, 16D PL EXT 06 rev A, 16D PL PRO 01 rev D, 16D PL PRO 02 rev F, 16D PL PRO 03 rev C, 16D PL PRO 04 rev F, 16D PL PRO 05 rev E, 16D PL PRO 06 rev C.

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 Prior to use, machinery, plant or equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing. All such measures shall thereafter be retained 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 proposals include the creation of a new level access entrance door on the junction of Stanhope Street and Drummond Street. The doorframe and building name would be constructed of dark metal, along with a new burnished metal surround. Similar alterations would also be made to the existing entrance door on the Drummond Street elevation. The design would complement the existing Crittal windows throughout the building and preserve the character and appearance of this locally listed building. The existing fire escape doors onto Stanhope Street would also be replaced with new glazed doors which are considered an improvement.

Although the new metal surround to the corner entrance would project out onto the pavement by approximately 15cm, this is not considered to cause harm to highway safety or hinder pedestrian movement because it opens out onto a very large area of pavement measuring approximately 2m wide at its narrowest point.

The existing pavement lights along Drummond Street and Stanhope Street would be reinstated as part of the proposals. They are currently covered in asphalt and would be opened up and replaced with new walk-on cast iron pavement lights, along with new vertical glazing to the building at pavement level to replace the existing glass blocks. The alterations are considered minor changes that will improve the quality of the basement office space whilst preserving the character of the building and surrounding area.

The submitted drawings originally included the opening up of the lightwells and installation of new metal railings, and the creation of a bin store on Stanhope Road; however, these were removed from the proposals following objections from Transport Officers due to the loss of the public footpath. The proposed walk on cast-iron pavement lights would overcome this issue and are considered acceptable.

To the rear of the building, the lower ground floor roof would be converted to a new garden amenity area for the building which would improve the appearance of this un-utilised area. The existing plant would be removed and rationalised at rooftop level. Two new condensers would be installed amongst existing plant which would only be visible from the upper storeys of neighbouring buildings. They are therefore not considered to cause any additional harm to the character and appearance of the host building than the existing situation.

The new terrace area would be located in a small courtyard where it is overlooked by the rear windows of the surrounding residential buildings. However, the courtyard is surrounded by a tall boundary wall and would only be in use during office hours by staff members. It is not considered to cause harm to neighbouring amenity in terms of their privacy. The Council's Environmental Health Officer has assessed the Noise Impact Assessment submitted with the application and has no objections to the proposals.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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, policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A4, and D1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

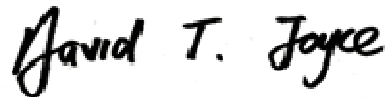
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning