

Mr Barry Murphy
Dalton Warner Davis LLP
21 Garlick Hill
London
EC4V 2AU

Application Ref: **2017/0812/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

27 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
114-118 Southampton Row
London
WC1B 5AA

Proposal:

Erection of fifth floor extension to provide new office (Class B1a) floorspace; erection of rear ground floor infill extension and external stairwell to rear; conversion of basement car park to a wellness facility (Sui Generis) and associated installation of plant enclosure to the rear at second floor level; conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor; retention and refurbishment of offices (Class B1a) at first, second, third and fourth floors (part-retrospective)

Drawing Nos: 568-0-001; 568-0-002; 568-0-003; 568-0-004; 568-0-005; 568-0-006; 568-0-007; 568-0-008; 568-0-010; 568-0-011; 568-0-012; 568-0-013; 568-1-001 (dated 27/01/17); 568-1-002 (dated 27/01/17); 568-1-003 (dated 27/01/17); 568-1-004 (dated 27/01/17); 568-1-005 (dated 27/01/17); 568-1-006 (dated 27/01/17); 568-1-007 (dated 27/01/17); 568-1-008 (dated 27/01/17); 568-1-010 (dated 27/01/17); 568-1-011 (dated 27/01/17); 568-1-012 (dated 27/01/17); 568-1-013 (dated 27/01/17); 568-0-014 (dated 27/01/17); 568-1-015 (dated 27/01/17); Design, Access and Heritage Statement by David Morley Architects (dated January 2017); Acoustic Assessment by Sandy Brown (dated 21/03/2014); Ventilation Strategy Report by MTT Limited (dated 21/03/2014); Planning Statement by Dalton Warner Davis LLP (dated February 2017); Daylight, Sunlight and Overlooking



Report by Building Research Establishment (BRE) ref: 286499 (dated 21/03/2014)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 568-0-001; 568-0-002; 568-0-003; 568-0-004; 568-0-005; 568-0-006; 568-0-007; 568-0-008; 568-0-010; 568-0-011; 568-0-012; 568-0-013; 568-1-001 (dated 27/01/17); 568-1-002 (dated 27/01/17); 568-1-003 (dated 27/01/17); 568-1-004 (dated 27/01/17); 568-1-005 (dated 27/01/17); 568-1-006 (dated 27/01/17); 568-1-007 (dated 27/01/17); 568-1-008 (dated 27/01/17); 568-1-010 (dated 27/01/17); 568-1-011 (dated 27/01/17); 568-1-012 (dated 27/01/17); 568-1-013 (dated 27/01/17); 568-0-014 (dated 27/01/17); 568-1-015 (dated 27/01/17); Design, Access and Heritage Statement by David Morley Architects (dated January 2017); Acoustic Assessment by Sandy Brown (dated 21/03/2014); Ventilation Strategy Report by MTT Limited (dated 21/03/2014); Planning Statement by Dalton Warner Davis LLP (dated February 2017); Daylight, Sunlight and Overlooking Report by Building Research Establishment (BRE) ref: 286499 (dated 21/03/2014)

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

- 3 The sedum roofs and green walls required by condition 9 of planning permission 2014/2199/P shall be permanently retained and maintained in accordance with the details approved under ref 2015/1680/P on 24/07/2015.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The architectural details and materials required by condition 10 of planning permission 2014/2199/P (in respect of all new window and door openings, new extensions, external alterations, shopfront and glass pavement blocks) shall be retained in accordance with the details approved under ref 2015/1680/P on 24/07/2015.

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.

- 5 The 1.8 metre high screens required by condition 12 of planning permission 2014/2199/P shall be erected in the following locations prior to commencement of use of the balconies/terraces and permanently retained as such thereafter, in accordance with the details approved under ref 2015/5777/P on 22/01/2016.

- subdividing the rear fourth floor balcony, as shown on drawings 568-1-006 (dated 27/01/17); 568-1-011 (dated 27/01/17) and 568-0-014 (dated 27/01/17);
- in the northern corner of the fifth floor terrace, opposite Russell Square Mansions to the rear, as shown on drawings 568-1-007 (dated 27/01/17) , 568-1-011 (dated 27/01/17) and 568-1-008 (dated 27/01/17).

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.

- 6 The rear open air courtyard space at ground floor level and associated courtyard stairwell shall be used for access and circulation only and shall not be used for recreational purposes or as a smoking area in connection with the proposed uses. The second floor terrace and the northern section of the fifth floor roof terrace (between the privacy screen and the eaves) shall only be used maintenance purposes and shall not be used as amenity space.

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

- 7 The following windows shall be obscurely glazed prior to occupation of the building and permanently retained as such thereafter:

- First Floor: all windows on the rear elevation of the building serving the WCs and kitchen areas;
- Second Floor: all windows on the rear elevation of the building serving the WCs and conference room;
- Third Floor: all windows on the rear elevation of the building serving the WCs.

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.

- 8 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.

- 9 The bird nesting bricks required by condition 15 of planning permission 2014/2199/P shall be permanently retained and maintained in accordance with the details approved under ref 2014/6050/P on 06/11/2014.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The cycle storage area including 3 cycle spaces for the proposed office extension shall be permanently retained in accordance with the details approved under ref 2015/5777/P on 22/01/2016.

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 policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The external alterations including the 5th floor roof extension, rear ground floor extension and external stairwell, and enclosure of the ground floor vehicle access route have already been assessed and constructed in line with permission 2014/2199/P dated 20/06/2014. As no alterations to the built scheme are proposed, a reassessment is not warranted as part of this application.

The scheme involves the provision of 122sqm new office floorspace at fifth floor level. This growth of office space is considered to be acceptable in terms of land use policy for mixed uses in the central London area, in terms of its nature, location and amount, and would be suitable in relation to the other uses at the site. The conversion of the basement level car park to a wellness centre is a leisure-type use that is appropriate in this building and highly accessible Central London area. The small retail/financial unit at ground floor level is also supported by landuse policy and will enhance an active frontage on Southampton Row.

The impact on amenity associated with the external works has already been

assessed for the previous permission 2014/2199/P dated 20/06/2014 and was considered to be acceptable in terms of daylight, sunlight, outlook and privacy. The proposal was also assessed in terms of noise as part of the previous permission and is considered to be acceptable. Given that the events space and the noise-sensitive residential uses are no longer proposed, the current proposal is an improvement in terms of noise impact.

The proposed development provides 12 secure cycle spaces at ground floor, which accords with policy requiring 3 spaces for the proposed new office use, the remaining 9 spaces to be used by the existing uses. As the extension is to an existing office building, the Council's car-free policies do not apply. A CMP is not required as part of this application, given the physical elements of the scheme have already been constructed as part of permission ref 2014/2199/P.

The extensions and alterations as built are 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.

One objection has been received prior to making this decision which has been duly addressed. 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 CS1, CS5, CS7, CS8, CS10, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP10, DP13, DP15, DP16, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies G1, C2, A1, A3, A4, E1, E2, D1, D2, TC1, T1 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

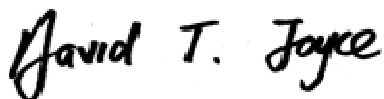
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning