

Mr Nigel Dexter
.c/o Savills
33 Margaret Street
London W1G 0JD

Application Ref: **2017/0077/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Summit House
Red Lion Square
London
WC1R 4QH

Proposal:
Replacement of existing pavement lights; replacement of plant equipment at roof level; and provision of cycle parking within existing service yard

Drawing Nos:

893_EX-00 rev P1, 893_EX-B1 rev P1, 893_EX-01 rev P1, 893_EX-02 rev P1, 893_EX-03 rev P1, 893_EX-04 rev P1, 893_EX-RF rev P1, 893_ES-01 rev P1, 893_ES-02 rev P1, 893_ES-03 rev P1, 893_EE-01 rev P1, 893_EE-02 rev P1, 893_EE-03 rev P1.
893_GA-00 rev P1, 893_GA-B1 rev P1, 893_GA-01 rev P1, 893_GA-02 rev P1, 893_GA-03 rev P1, 893_GA-04 rev P1, 893_GA-RF rev P1.
893_S 01 rev P1, 893_AL_00 rev P1, 893_AL_B1 rev P1, 893_AL_01 rev P1, 893_AL_02 rev P1, 893_AL_03 rev P1, 893_AL_04 rev P1, 893_AL_RF rev P1.
893_GE_01 rev P1, 893_GE_02 rev P1, 893_GE_03 rev P1, 893_GS_01 rev P1, 893_GS_02 rev P1, 893_GS_03 rev P1.
893_dW-01 rev P1, 893_dW-02 rev P1, 893_dW-03 rev P1, 893_dW-04 rev P1, 893_dW-05 rev P1, 893_dW-06 rev P1, 893_dW-07 rev P1, 893_dW-08 rev P1, 893_ED-01 rev 1,



893_ST-01 rev P1, 893_ST-02 rev P1.

Design and Access Statement by Buckley Gray Yeoman dated 06/01/2017; Heritage Statement by Turley Heritage dated January 2017; Planning Statement by Savills dated January 2017; Structural Report by Heyne Tillett Steel; Acoustic Consultancy Report External Plant Assessment - Issue 3 by Lee Cunningham Partnership dated 05 January 2017.

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: 893_EX-00 rev P1, 893_EX-B1 rev P1, 893_EX-01 rev P1, 893_EX-02 rev P1, 893_EX-03 rev P1, 893_EX-04 rev P1, 893_EX-RF rev P1, 893_ES-01 rev P1, 893_ES-02 rev P1, 893_ES-03 rev P1, 893_EE-01 rev P1, 893_EE-02 rev P1, 893_EE-03 rev P1.

893_GA-00 rev P1, 893_GA-B1 rev P1, 893_GA-01 rev P1, 893_GA-02 rev P1, 893_GA-03 rev P1, 893_GA-04 rev P1, 893_GA-RF rev P1.

893_S_01 rev P1, 893_AL_00 rev P1, 893_AL_B1 rev P1, 893_AL_01 rev P1, 893_AL_02 rev P1, 893_AL_03 rev P1, 893_AL_04 rev P1, 893_AL_RF rev P1.

893_GE_01 rev P1, 893_GE_02 rev P1, 893_GE_03 rev P1, 893_GS_01 rev P1, 893_GS_02 rev P1, 893_GS_03 rev P1.

893_dW-01 rev P1, 893_dW-02 rev P1, 893_dW-03 rev P1, 893_dW-04 rev P1, 893_dW-05 rev P1, 893_dW-06 rev P1, 893_dW-07 rev P1, 893_dW-08 rev P1,

893_ED-01 rev 1, 893_ST-01 rev P1, 893_ST-02 rev P1.

Design and Access Statement by Buckley Gray Yeoman dated 06/01/2017; Heritage Statement by Turley Heritage dated January 2017; Planning Statement by Savills dated January 2017; Structural Report by Heyne Tillett Steel; Acoustic Consultancy Report External Plant Assessment - Issue 3 by Lee Cunningham Partnership dated 05 January 2017.

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

- 4 Cycle parking for 64 x bicycles as shown on approved drawing no. 893_GA-00 Rev P1 shall be provided in its entirety prior to the first occupation of any of the new units, 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 policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to use of the plant equipment hereby approved, the mitigation measures as described in Section 5 of report ref: 81238/3/1/9 shall be installed and permanently maintained thereafter. The measures shall ensure that the external noise level emitted from plant and equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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, plant equipment and 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.

- 7 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.

Informative(s):

1 Reasons for granting permission.

The proposal includes various alterations relating to the refurbishment of the existing Grade II listed office building. The only external alterations relate to the replacement of existing pavement lights, replacement of plant equipment at roof level and provision of cycle racks within the existing service yard.

The proposal does not involve any increase in office floorspace and consequently does not trigger the requirement for cycle parking to be provided; however, secure and covered parking for 66 cycles within the service yard to the rear of the building is proposed. This is welcomed by the council and will be secured by condition.

The existing pavement lights, many of which are broken or missing, would be replaced like for like in terms of materials and style, which is considered acceptable.

The building already features two plants rooms and other external plant such as chillers, extracts and air handling units at roof level which are shielded from views at street level. As part of the office refurbishment, all plant equipment would be replaced. The new plant would be located within the same location and would remain hidden from public views at street level. Although there would be views of the plant from the upper floors of surrounding neighbouring buildings, it would be very similar in appearance to the existing arrangement and is not considered to cause harm to the character and appearance of the host listed building or wider conservation area.

The plant would be in operation between 07:00 and 19:00 and the nearest noise sensitive windows would 20m to the east of the site at Halsey House and 10m to the west at 10 Red Lion Square. A noise impact assessment has been submitted which demonstrates that the plant would comply with Camden's noise standards provided suitable noise attenuation measures (as recommended in the report) are installed. The Council's Environmental Health Officer has assessed the proposals and does not object to the development provided a condition is imposed requiring anti-vibration isolators and noise mitigation measures to be installed prior to use.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP17, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A4, D1, D2, and T1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 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 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

David T. Joyce

David Joyce
Director of Regeneration and Planning