

Ms Prudence Lai  
Benoy  
1 Monkwell Square  
LONDON  
EC2Y 5BL

Application Ref: **2017/2165/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

16 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Chinese Embassy Cultural Office**  
**11 West Heath Road**  
**LONDON**  
**NW3 7UX**

Proposal:

Erection of replacement single storey rear conservatory, enlargement of rear/side extension; double height extension to ancillary self-contained residential accommodation; installation of plant equipment; other external alterations including hard landscaping works to rear

Drawing Nos: BNY-MA-02-B101; BNY-MA-02-0001; BNY-MA-02-S001; BNY-MA-02-W001; BNY-MA-02-E001; BNY-MA-02-1001; BNY-MA-02-2001; BNY-MA-02-3001; BNY-MA-02-N001; BNY-MU-02-0001; BNY-MU-02-AA01; BNY-MU-02-BB01; BNY-MU-02-1001; BNY-MU-02-E001; BNY-MU-02-S001; BNY-MU-02-W001; BNY-MU-02-2001; BNY-SA-02-0001; BNY-MU-02-N001; BNY-MA-02-AA01; BNY-MA-02-BB01; BNY-MA-02-CC01; BNY-MA-08-DD01; BNY-MU-08-AA01; BNY-MA-08-AA01; BNY-MA-08-BB01; BNY-MA-08-CC01; BNY-MA-08-E001; BNY-MA-08-S001; BNY-MU-08-NS01; BNY-MU-08-EW02; BNY-MU-08-0001; BNY-MU-08-1001; BNY-SA-08-0001; BNY-MA-08-B101; BNY-MA-08-0001; BNY-MA-08-1001; BNY-MA-08-2001; BNY-MA-08-3001; BNY-MA-05-N001; BNY-MA-05-E001; BNY-MA-05-S001; BNY-MA-05-W001; BNY-MA-05-3001; BNY-MA-05-AA01; BNY-MA-05-BB01; BNY-MA-05-CC01; BNY-MU-05-E001; BNY-MU-05-0001;



BNY-MU-05-1001;BNY-SA- 05-0001; BNY-MA-05-1001; BNY-MA-05-2001; BNY-MA-05-B101; BNY-MA-05-; 0001; Plant Noise Assessment prepared by Applied Acoustic Design (dated 28 February 2017); Design & Access Statement prepared by Benoy Architects (dated 13th April)

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: BNY-MA-02-B101; BNY-MA-02-0001; BNY-MA-02-S001; BNY-MA-02-W001; BNY-MA-02-E001; BNY-MA-02-1001; BNY-MA-02-2001; BNY-MA-02-3001; BNY-MA-02-N001; BNY-MU-02-0001; BNY-MU-02-AA01; BNY-MU-02-BB01; BNY-MU-02-1001; BNY-MU-02-E001; BNY-MU-02-S001; BNY-MU-02-W001; BNY-MU-02-2001; BNY-SA-02-0001; BNY-MU-02-N001; BNY-MA-02-AA01; BNY-MA-02-BB01; BNY-MA-02-CC01; BNY-MA-08-DD01; BNY-MU-08-AA01; BNY-MA-08-AA01; BNY-MA-08-BB01; BNY-MA-08-CC01; BNY-MA-08-E001; BNY-MA-08-S001; BNY-MU-08-NS01; BNY-MU-08-EW02; BNY-MU-08-0001; BNY-MU-08-1001; BNY-SA-08-0001; BNY-MA-08-B101; BNY-MA-08-0001; BNY-MA-08-1001; BNY-MA-08-2001; BNY-MA-08-3001; BNY-MA-05-N001; BNY-MA-05-E001; BNY-MA-05-S001; BNY-MA-05-W001; BNY-MA-05-3001; BNY-MA-05-AA01; BNY-MA-05-BB01; BNY-MA-05-CC01; BNY-MU-05-E001; BNY-MU-05-0001; BNY-MU-05-1001; BNY-SA- 05-0001; BNY-MA-05-1001; BNY-MA-05-2001; BNY-MA-05-B101; BNY-MA-05-; 0001; Plant Noise Assessment prepared by Applied Acoustic Design (dated 28 February 2017); Design & Access Statement prepared by Benoy Architects (dated 13th April)

Reason:

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

- 3 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.

- 4 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest

existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to use, plant equipment and 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

#### Informative(s):

- 1 Reasons for granting permission.

The rear extension would be of a similar footprint to the existing non-original conservatory and would be located between the two bay windows so as not to obscure these architectural features which contribute to the character of the rear elevation. Given the visibility of the rear elevation from Redington Road it is especially important that any addition is sympathetic to the host building. Although a more contemporary addition than the existing, the form and use of materials are considered to be well-considered and high quality. The extension would have a simple, clean timber frame with glazed walls that would allow the central feature door to be better read than it is currently. An open canopy structure with glazed roof would extend in front of the main building whilst not obscuring the bay behind. The extension therefore preserves the character of the building.

The extension to the south eastern corner of the main building would be a subordinate addition that would rationalise this area of the building which is currently composed of a mismatch of poorly designed additions. It would respect the side and rear building lines and not go any higher than the existing roof ridge of this part of the building. It would not be visible in any public or private views. All windows apart from the leaded windows will be replaced with double glazed units in matching style, colour and appearance. The leaded windows will be secondary glazed. These are considered acceptable alterations that would preserve the appearance of the building.

The double height Muse building extension would be located to the rear of the Muse building and would have very limited visibility in both public and private views. By virtue of this, and the fact it would allow a large garden area to remain, the scale of the extension is considered acceptable. The design of the extension responds well to the existing building in terms of its form and reads as subordinate separate addition by virtue of its lower height and glazed link feature. It would be constructed in matching brickwork on its eastern and southern elevations and use metal cladding of a complementary tone to the roof and northern elevation. These are considered appropriate materials for the location.

To achieve a more functional external space, the rear garden is to be re-landscaped without harming the existing trees. The central staircase will be removed and part of the western grassy verge removed. The overall amount of green space will only be reduced very slightly and the proposal is not perceived to adversely impact the green character of the site or the setting of the main building.

A noise assessment associated with the replacement and relocation of plant equipment has been reviewed by the Environmental Health officer and is considered acceptable subject to a compliance condition.

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.

By virtue of the nature and location of the works, which are situated far from adjacent properties, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

- 2 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, A3, A4, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016.
- 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 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.

- 5 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 6 You are advised that planning permission would be required for any additional plant such as a kitchen exhaust as indicated on proposed plans: BNY-MA-08\_E001 and BNY-MA-08\_S001.

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 Joyce  
Director of Regeneration and Planning