



NILKANTH ESTATES

**25 OLD GLOUCESTER STREET
LONDON, WC1N 3AF**

PLANNING STATEMENT

July 2017

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been written by Montagu Evans LLP on behalf of our clients, Nilkanth Estates, in support of an application for planning and listed building consent to carry out the following development at 25 Old Gloucester Street:

“The construction of a basement beneath an extension at ground floor level of the building in D1 use; and the alteration at ground and first floors along with the construction of a single storey extension at second floor level to provide 6 residential units (Use Class C3)”

- 1.2 The proposal has been developed in accordance with national and local planning policy and takes account of the surrounding urban structure, townscape and heritage assets, including the Bloomsbury Conservation Area in which the Site is located.
- 1.3 A detailed description of the proposals is set out in Section 4 of this Statement.

The Applicant

- 1.4 The Applicant, Nilkanth Estates Limited (NEL), is not primarily a specialist property developer but is a company whose purpose is to manage the property interests of the BAPS organisation.
- 1.5 NEL will carry out the proposed works to the building for the charity BAPS Swaminarayan Sanstha. The BAPS Swaminarayan Sanstha is a spiritual, volunteer-driven organization dedicated to improving society through individual growth by fostering the Hindu ideals of faith, unity, and selfless service.

BAPS Swaminarayan Sanstha

- 1.6 The charity would like use to the building host the following type of events in the proposed community space of the refurbished building:
- Education tutorials and seminars;
 - Yoga classes;
 - Group discussions;
 - Indoor sports including table tennis and pool;
 - Writing classes;
 - Cooking classes;
 - Interpersonal and life skills training;
 - First-Aid training; and
 - Various meetings.
- 1.7 The proposals will bring the building which has been vacant for a number of years back into a beneficial use. The community use will be carried out at the basement and ground floor levels of the building, once refurbished and extended.
- 1.8 Part of the ground floor, along with the first floor and extensions to the first and second floor will accommodate six residential apartments intended for the private rental market. The rental returns from these apartments will provide an income to help support the activities in the building and to provide a fund for periodic maintenance and running costs.

Purpose of this Planning Statement

- 1.9 The purpose of this statement is to provide a planning policy analysis of the proposed scheme in light of national, regional and local planning guidance in order to assist the Council in the determination of the application. The statement also sets out how other considerations, material to the determination of this application, have been taken into account.
- 1.10 The Planning Statement forms part of a suite of documents which have been submitted to inform this application. The following supporting documents are provided with this application in accordance with the London Borough of Camden (LBC) validation requirements:
- Application Drawings Prepared by Buchanan Hartley Architects;
 - Design and Access Statement prepared by Buchanan Hartley Architects;
 - Heritage Statement prepared by Montagu Evans;
 - Basement Impact Assessment prepared by Parmabrook;
 - Energy Statement by AJ Energy;
 - Sustainability Statement by AJ Energy;
 - Daylight and Sunlight Assessment prepared by Daylight and Sunlight (UK);
 - Noise Assessment prepared by Hann Tucker;
 - Sustainability Statement prepared by AJ Consultants Limited; and
 - Archaeology Report prepared by LP Archaeology.

2.0 SITE AND SURROUNDING AREA

The Site

- 2.1 As Figure 1 below illustrates, the building facing Old Gloucester Street is constructed at basement, lower-ground, ground, first and second floors. A later flat-roof double height extension was constructed at second floor level to the rear of the frontage building. Figure 2 is a section drawing showing the internal heights within the property.
- 2.2 The building and its curtilage is shown on plan in Appendix 1.
- 2.3 A section drawing of the existing building is shown in Figure 1:

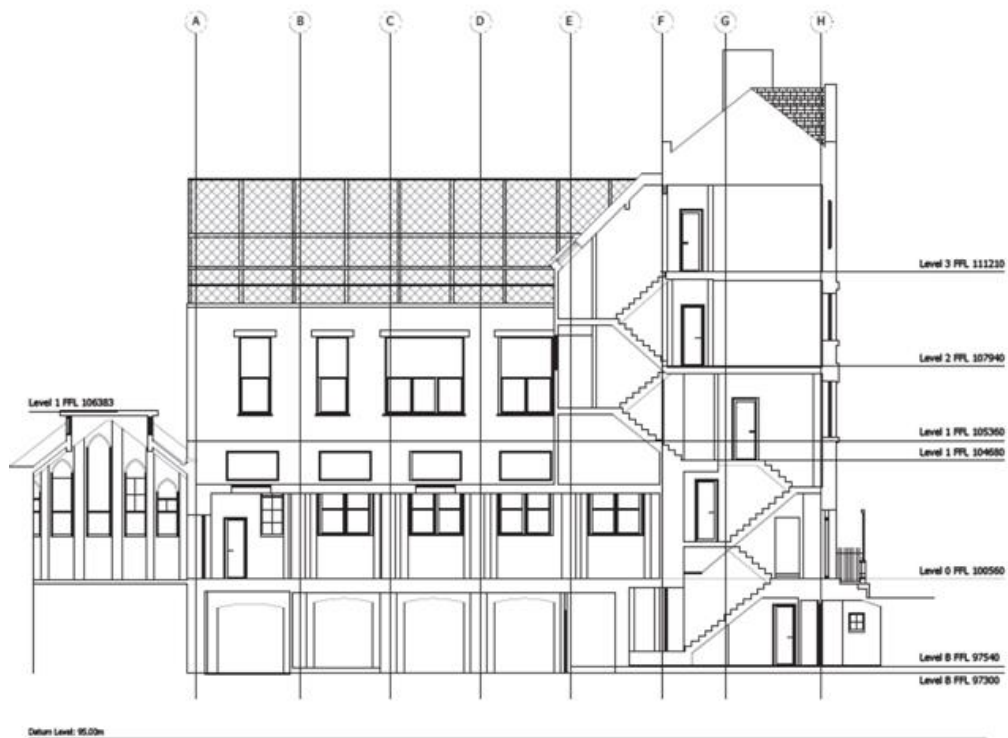


Figure 1 - Section drawing of the existing building



Figure 2 - Section drawing showing internal heights on each floor

- 2.4 The building and associated yard area was constructed as a school and is designated as a Grade II listed building. The property at 25, Old Gloucester Street is included on

the Statutory List of Buildings of Special Architectural or Historic Interest at Grade II. The full list entry is included at Appendix 1 to this report. The description of the building includes the following:

“St George the Martyr Boys School, now private residence. 1877-8. By J and S Flint Clarkson. Stock Brick with yellow brick and some stone dressings, slate roofs. Early Gothic style comparable with No.24 (qv). 4 storeys, with main front to Old Gloucester Street and shallow north front exposed.....”

- 2.5 The application building is located at the end of a terrace and is adjacent to St George the Martyr Church (Grade II*). A full assessment of the historic building and nearby designated heritage assets is set out in the Heritage Statement enclosed with the planning application.
- 2.6 The site is within the Bloomsbury Conservation Area, which was first designated in 1968, and is located in the south west of Camden. The Conservation Area Appraisal adopted by LBC in 2011 has informed the assessment carried out in this document.

Surrounding area

- 2.7 The surrounding area is characterised by a mix of uses:
- To the north, adjacent to the site, is a single-storey Grade II* church;
 - To the south are residential properties;
 - To the east lies four-storey buildings that are in office and residential use;
 - To the west is a mixture of residential, retail, office and hotel buildings.
- 2.8 The mix of uses in the surrounding area reflects its central London location .The site has a PTAL rating of 6B (highly accessible).

3.0 PLANNING HISTORY

3.1 Planning permission (2011/6097/P) and listed building consent (2011/6431/L) were granted for the development of the site on 21/05/2013, for the following development:

“Erection of a single storey extension at second floor level, including installation of an external stair in the front lightwell from ground to basement level with new gates, and the installation of a lift and housing to existing non-residential institution (Class D1).”

3.2 Appendix 2 of the report contains copies of the planning permission and listed building consent for the above development.

3.3 The above development related to an extension to the building, which would be occupied by the existing D1 use and ancillary office use. Appendix 3 of this report contains the officer’s report on the above applications. The report notes that the:

- site was vacant at the time that the application was made;
- single storey roof top extension was a later addition and is part of the listing process was identified as having no architectural interest;
- proposed extension would be compatible with the distinctive steep pitched roof of the front building;
- proposal would not cause any harm to the amenity of the surrounding area or buildings by reason of overlooking noise disturbance or loss of light; and
- proposals would not result in increased footfall at the site or interfere with the free-flow of traffic or local parking conditions in the locality.

3.4 A certificate of Lawful Development Certificate (Appendix 4) was issued by Camden Council on 13/07/2016 (ref: 2016/2836/P) to confirm that the above planning permission has been implemented under Section 91 of the Act. The works undertaken also commenced the development approved under the above listed building consent.

Development Principles Established From Planning History

3.5 The above planning decision establishes that a number of aspects of the application, the subject of this report, were considered acceptable when the above planning permission was granted. These include:

- The intensification of a community use on site;
- The single storey extension at second floor level; and
- The effects of the extension on the amenity of surrounding properties.

4.0 PROPOSALS

4.1 The proposals comprise of the following:

- Refurbishment of the existing building at basement and levels in order to enable its continued use for Use Class D1 purposes;
- Lateral extension of the existing basement, ground and first floor;
- Construction of a mezzanine floor at first floor level;
- Construction of a single storey extension at second floor;
- Partial change of use at ground and first floor, for ancillary purposes associated with the new residential use (e.g. circulation core and entrances); and
- Creation of 6 residential apartments.

4.2 The non-residential and residential aspects of the scheme are independent of each other and there will be separate entrances for each use.

4.3 Figure 3 and 4 below are sections of the proposed building, which shows the extent of the rear extensions and location of the proposed uses.

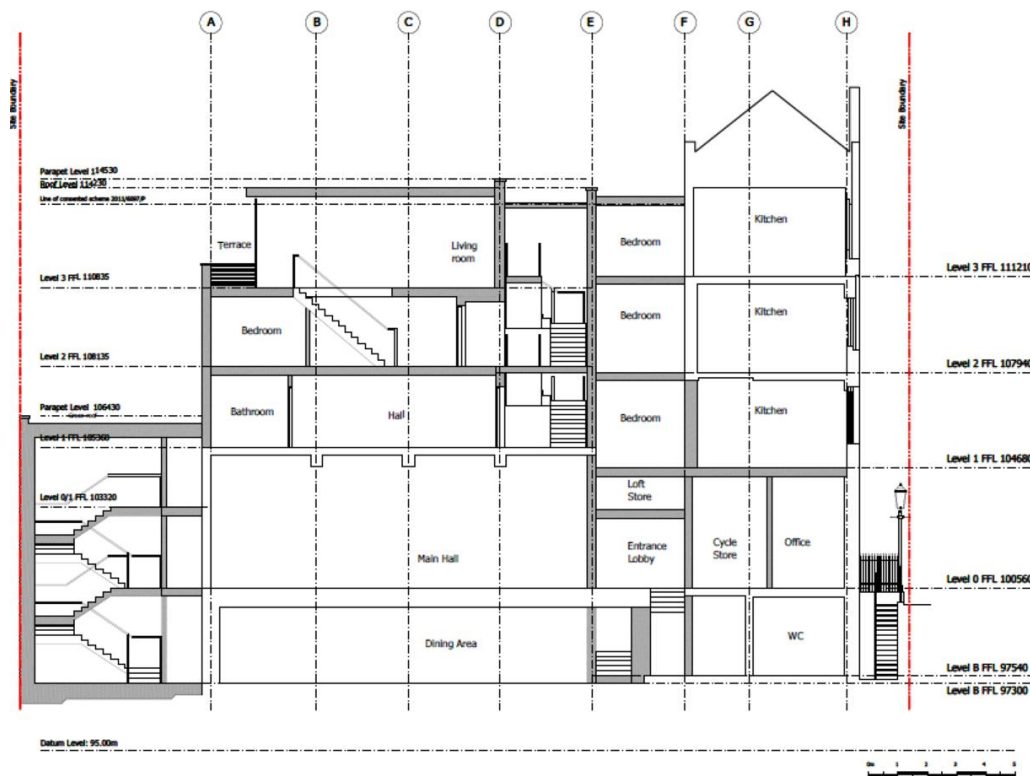


Figure 3 – Section CC of the proposed building

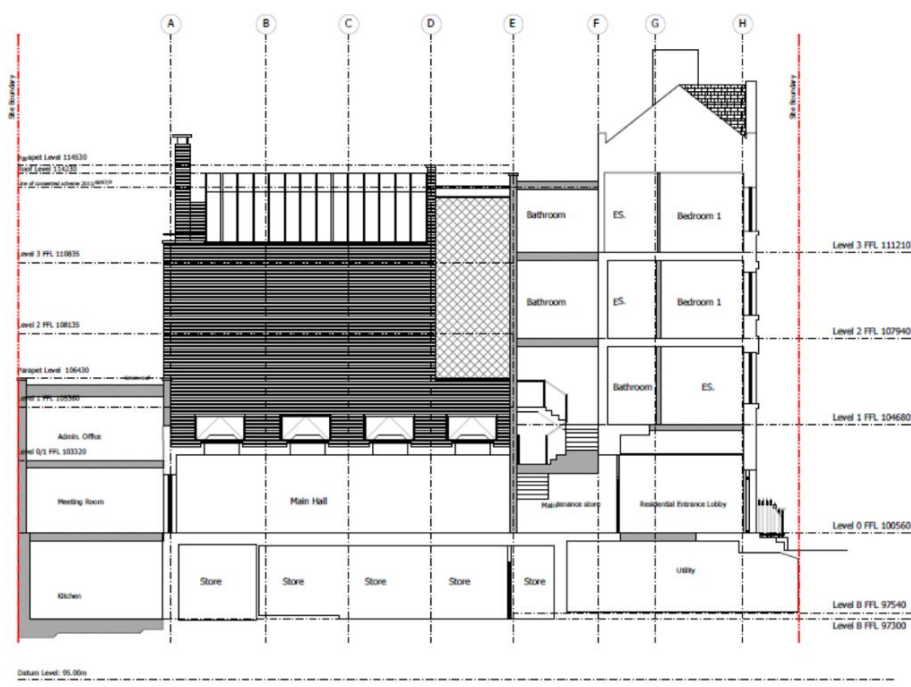


Figure 4– Section DD of the proposed building

Refurbishment of the Existing Building at Basement and Levels In Order To Enable Its Continued Use for Use Class D1 Purposes

- 4.4 The ground floor will house the main hall for the community use. Support facilities for the hall are housed within the rear new extension. At basement level, a newly refurbished dining hall will be provided with amenities housed in both the basement extension at the rear of the site and in the basement of the frontage building. The mezzanine floor will provide further support facilities for the community use.

Delivery of New Homes

- 4.5 The residential accommodation will have a gross internal area of 463sqm. This comprises of six separate apartments, three in the existing frontage building and three in the rebuilt extension above the main hall, two of which are duplexes.
- 4.6 The apartments on the first, second and third floors of the existing building will have a gross internal area of 64sqm, 80sqm and 80sqm, respectively. The apartment on the first floor of the new structure above the hall will have a gross internal area of 88sqm. The duplexes split between the second and third floors of the new structure above the main hall will have gross internal areas of 77sqm & 74sqm. An outdoor amenity space will be provided for each dwelling, ranging from 6.6sqm to 7.7sqm.

Preservation or Enhancement Of Conservation Area

- 4.7 The original frontage building will be retained intact, whilst the rear of the site will be extended and developed as a modern, but complementary addition.
- 4.8 In summary, the proposals would therefore deliver the following:
- Bring a building that has been vacant since at least 2011, back into beneficial use;
 - Improved facilities for community use at ground and basement floor level with external amenity space;

- Six residential apartments at first to third floor level with external amenity space in the form of high level terraces;
- A development that will provide support for the operation of the community use proposed in the long term; and
- A replacement two storey extension to the rear of the property, with sympathetic elevational treatments, set back from the rear boundary.

5.0 PLANNING ASSESSMENT

5.1 This section of the report considers the proposals in the context of adopted planning policy, and other relevant guidance. It summarises the principal considerations, but must be read in conjunction with the more detailed technical reports and specialist commentary included elsewhere within this document, and forming part of the application as a whole.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.3 The currently adopted Statutory Development Plan is formed from the following documents:

- The London Plan (July 2011 with alterations 2016); and
- Camden Local Plan 2017 (adopted 3rd July 2017).

Bring Back Into Use, Refurbishment and Extension to an Existing Community Use

5.4 CLP Policy C2 is the relevant policy for community use. In the Camden Local Plan, LBC recognise that for the foreseeable future, many community facilities are expected to experience reductions in funding, increased levels of demand and rising expectations. The long-term sustainability of facilities is noted as a particular concern as funding continues to decline. CLP Policy C2 is enclosed in Appendix 5.

5.5 LBC states it will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of the community and reflect new approaches to the delivery of services.

5.6 As explained in an earlier section of the report, the building has been vacant for a number of years and is in need of substantial refurbishment. The site will only be made usable for community use through its redevelopment. Once redeveloped, BAPS would occupy this space.

5.7 The overall quality of the retained and refurbished floor space will be much greater, providing an overall enhancement for the borough.

The proposal accords with CLP Policy C2 as it will retain the community use of the land though the development proposed. The loss of floor area within the vacant building that is currently in Use Class D1, is de minimus and will enable the provision of residential development will facilitate the Council's policy with respect to this form of development.

The Introduction of Residential Units as a New Use on the Site

5.8 Class C3 residential is the Council's priority land-use.

5.9 LBC aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2015/16 - 2030/31, including 11,130 additional self-contained homes (CLP Policy H1).

- 5.10 The proposals meet the requirement of CLP Policy H1 through the provision of 6 new self-contained homes, which is identified as a priority land-use of the Local Plan.
- 5.11 CLP Policy H2 seeks to exceed the target for self-contained homes by expecting non-residential development to provide a mix of uses including the maximum appropriate provision of self-contained housing.
- 5.12 LBC will take into account a number of factors, which are set out in Policy H2 (a) to (j). A copy of CLP Policy H2 is enclosed in Appendix 6.
- 5.13 The proposals meet requirements of CLP Policy H2 in the following way:
- The proposals are located within an area where there are already a mix of uses adjacent to one another, including residential, education and commercial use. It is therefore considered that the proposed uses (residential and community use) would be compatible with the character of the existing area;
 - Both community and residential uses would provide active street frontages;
 - The site has been developed within the building envelope permitted by the implemented planning permission and listed consent on site. The delegated officers report concluded there would be no impact through the intensification of uses on the site;
 - The proposals meet the requirement of the BAPS charity, both in terms of the size and type of space required, the delivery of housing on upper levels will secure a rental income to secure the long term future of the community space;
 - The proposed self-contained housing has been designed so that the residential use is entirely separate from the community use. This will be done in a number of way. The building has been designed so there are separate entrances for the community use and residential use. As will be seen in the acoustic report, the proposed residential use will meet the relevant standards with respect to internal noise levels and external sources such as the community facility on the lower floor level.
- 5.14 The proposed residential units therefore accord with the provisions contained in CLP Policy H1 and H2.

Extension to an Existing Basement

- 5.15 A Basement Impact Assessment has been prepared by Parmabrook. In line with CLP Policy A5 (enclosed in Appendix 7) the BIA has demonstrated the following:
- The extension to the basement will not have an impact on neighbouring properties;
 - The extension to the basement will not have an impact on the character and amenity of the surrounding area;
 - The extension to the basement will not have an impact on the architectural character of the building;
 - The extension to the basement will not have an impact on the significance of heritage assets.
- 5.16 The BIA has assessed the impact on drainage, flooding, groundwater conditions and structural stability associated with the proposed extension. An indicative construction sequencing programme has been included in the BIA.
- 5.17 The proposed extension therefore accords with CLP Policy A5.

Evidence that the amenity of existing and future residents will be protected

Amenity – Housing Standards

- 5.18 The proposals are for the provision of six new homes. The Design and Statement contains a residential area compliance schedule which confirms that the proposals will meet the requirements of the national housing space standards.

Amenity – Noise and Vibration

- 5.19 Through CLP Policy A4 (Noise and vibration) of the Local Plan, LBC seek to ensure that noise and vibration is controlled and managed. CLP Policy A4 is enclosed in Appendix 8.
- 5.20 The guidance states that special consideration will need to be given to noise sensitive developments that are proposed in areas which are, or expected to become, subject to levels of noise likely to have an adverse effect. The threshold of acceptability of the noise will primarily depend on two factors: the intended use of the noise sensitive development and the source of the noise experienced, or likely to be experienced.
- 5.21 Residential uses are identified as a use likely to be sensitive to noise. The Noise and Vibration report prepared by Hann Tucker sets out that the Site is well located in relation to the source of any ambient noise, being well away from main roads. Noise from aircraft will be adequately contained by the type of roof and envelope construction proposed.
- 5.22 The noise levels therefore accords with CLP Policy A4.

Evidence That the Two Proposed Uses on Site Can Co-Exist

- 5.23 Potential noise between flats within the development (and between the residential and non-residential space) will be prevented by Building Regulation compliant structure and finishes. The meeting hall on the ground floor will use an additional independent ceiling lining with sufficient weight to effectively dampen the sound waves.
- 5.24 The possibility of noise breaking out from the development and affecting existing neighbours and on-site residents will be minimized by the relatively substantial envelope construction and effective sealing of the building.
- 5.25 Based on the proposals, the Noise and Vibration report has concluded that sufficient internal noise levels (less than 33dB_L) would be achieved and the amenity of future residents will be protected.

Assessment of Impact on the Special Interest of the Listed Building and the Character and Appearance of the Conservation Area

- 5.26 Policy D1 (Design) and Policy D2 (Heritage) of the Local Plan are relevant to the proposals. The principal of a single storey extension at second floor level, has been established through the 2011 planning permission which has been confirmed as implemented by the Council via a CLEUD in 2016.
- 5.27 The heritage statement concludes:
- The proposals will bring the listed building, which is currently in a poor condition, back into long term viable uses, and carry out much needed internal works to ensure its long term conservation.

- To the front elevation, damaged windows will be replaced with sashes, and a new entrance to the side will be added, consistent with its community use. These alterations will therefore enhance the building's contribution to the Bloomsbury Conservation Area.
- Internally, the proposals will regularise the disparity in floor levels present between the front and rear parts of the building, improving the efficiency of the footprint and the function of the listed building for residential and community uses. The proposed additional massing to the rear will remain subservient to the historic front portion, and as it is set back, will not have a material effect on an appreciation of the significance of the building as seen in the streetscape.
- The NPPF makes clear that conservation is a dynamic process which manages change to a heritage asset in a way which sustains and, where appropriate, enhances its significance.

5.28 The proposals which are presented in this application will preserve the significance of 25 Old Gloucester Street. The building will be returned to long term viable uses that will enhance the appearance of those parts of the building which contribute to its significance and appearance in the streetscape along Old Gloucester Street. The increase in massing to the rear are unlikely to have a material impact on the contribution made by the building to the streetscape, and will be in keeping with the scale and massing of surrounding development. Therefore, the proposals are in accordance with Policies D1 and D1 of the Local Plan, Policies DP24 and DP25 of Camden's Development Policies 2010-2025, and CS14 of the Camden Core Strategy

6.0 CONCLUSIONS

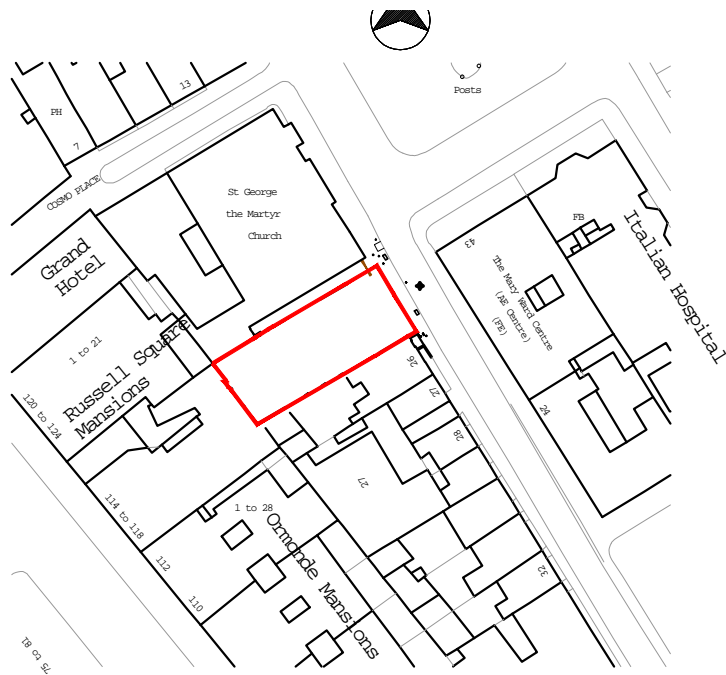
6.1 A review of the planning application and the relevant policies shows that the proposed development accords with the provisions of the Local Plan as the:

- building will be brought back into beneficial community use as a consequence of the works proposed;
- proposal will retain the community use of the land though the works proposed in the application, the subject of this report. In this way the proposal accords with Policy C2;
- proposal to provide six residential units accords with the priority of the Local Plan in accord with policy CLP policy H1;
- proposed residential units accord with the provisions contained in CLP policy H2; and
- alterations and extensions proposed accord with CLP policy D2 J and K.

6.2 We therefore conclude that the proposal when assessed against the criteria in Section 38(6) of the Act supports the grant of planning permission and listed building consent as:

- development accords with the relevant provisions of Camden Local Plan; and
- the extant planning permission and listed building consent for a development of similar form and scale to that proposed is a material consideration of significant weight in determining the application.

Appendix 1
Site Location Plan



Buchanan Hartley Architects Ltd
architecture interiors environment

13 Grosvenor Gardens London SW1W 0BD
T 020 7592 7247
E mail@buchananhartley.co.uk

Status

Preliminary

Title

**25 Old Gloucester Street
London WC1N 3AF
Site Location Plan**

DATE

30.04.2014

DRAWN

HMC

PROJECT NO

0572

SCALE

1:1250@A4

CHECKED

DRAWING NO

L(EX)000

REV

Appendix 2
Planning Permission (2011/6097/P) and Listed Building Consent
(2011/6431/L)

Mr Ian Palmer
Staniforth Architects
The Warehouse
1a Stamford Street
Leicester
Leicestershire
LE1 6NL

Application Ref: **2011/6097/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

21 May 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**25 OLD GLOUCESTER STREET
LONDON
WC1N 3AF**

Proposal:

Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1).

Drawing Nos: Site Location plan (Ref: 1158/P01); (Prefix 1158) P05A; P06D; P07A; P08C; P09J; P10E; P11C; P12C; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Jonathan Nash dated 9th May 2013 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04)

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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 and adjacent premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 All windows on the south (lightwell) elevation of the proposed extension, as denoted on approved plan 1158 P10C (shown on this plan to be serving office space), shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extension hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:- (Prefix 1158) P05A; P06C; P07A; P08B; P09J; P10E; P11C; P12B; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Daylight and Sunlight (UK) Limited dated 3rd August 2012 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04) Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Daylight and Sunlight (UK) Limited dated 3rd August 2012 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04)

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

Informatives:

- 1 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).
- 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution and growth); CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Promoting high quality places and conserving our heritage); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

Staniforth Architects
The Warehouse
1a Stamford Street
Leicester
Leicestershire
LE1 6NL

Application Ref: **2011/6431/L**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

16 May 2013

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**25 OLD GLOUCESTER STREET
LONDON
WC1N 3AF**

Proposal:
Alterations in connection with the erection of single storey rear extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of an internal lift and housing to existing non-residential institution (Class D1).

Drawing Nos: Site Location plan (Ref: 1158/P01); (Prefix 1158) P05A; P06D; P07A; P08C; P09J; P10E; P11C; P12C; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011

The Council has considered your application and decided to grant listed building consent subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples of all new facing materials (timber, brick, windows, roofing materials) for the proposed extension hereby approved

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative:

- 6 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

Delegated Officers Report for 2011/6097/P and 2011/6431/L

25 Old Gloucester Street - 2011/6097/P & 2011/6431/L



Delegated Report		Analysis sheet	Expiry Date:	19/07/2012
(Members Briefing)		N/A	Consultation Expiry Date:	(1) & (2) 28/09/2012
Officer			Application Number(s)	
Angela Ryan			(1) 2011/6097/P (2) 2011/6431/L	
Application Address			Drawing Numbers	
25 Old Gloucester Street LONDON WC1N 3AF			Refer to decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(1) Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1).</p> <p>(2) Alterations in connection with the erection of single storey rear extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of an internal lift and housing to existing non-residential institution (Class D1).</p>				
Recommendation:		(1) Grant planning permission (2) Grant listed building consent		
Application Type:		(1) Full Planning Permission (2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	34	No. of responses	11	No. of objections	11
			No. Electronic	9		
Summary of consultation responses:	<p>A site notice was displayed between 29/05/12 and 19/06/12 and a notice published in the local press on 07/06/12, expiring on 28/06/12.</p> <p>11 letters of objection was received from the occupiers of 11, 16, 18 & 20 Russell Square Mansions, 122-124 Southampton Row; 2x occupiers of 28 Ormonde Mansions, 110A Southampton Row; Flat C, 26 Old Gloucester Street; The Cottage, 2x 26 Old Gloucester Street; 26E Old Gloucester Street; and St Georges Church. A summary of the objections are as follows:</p> <p><u>Design:</u></p> <ul style="list-style-type: none"> - Bulk - Design out of keeping with the local architecture - Layout <p>(Officer's response: See section 2 of this report)</p> <p><u>Amenity:</u></p> <ul style="list-style-type: none"> - Overlooking (Officer's response: See para 3.1of this report) - Loss of privacy (Officer's response: See section 3 of this report) - Loss of sunlight and daylight (Officer's response: See para 3.3 of this report) - Overshadowing (Officer's response: See para 3.3 of this report) - Noise nuisance (Officer's response: See para 3.5 of this report) - Light spill (Officer's response: See para 3.4 of this report) - Increased traffic to Old Gloucester Street and Queen Square and will exacerbate existing parking conditions (Officer's response: See para 4.1 of this report) <p><u>Other matters:</u></p> <ul style="list-style-type: none"> - Additional people generated as a result of the extension of the use would add burden to the existing area's overstretched facilities (Officer's response: The additional space is proposed to be used for offices and therefore it is not envisaged that the use by virtue of its nature would put stress on existing facilities in the location) - Lift machinery being housed on the roof and extra roof height (Officer's response: The applicant has not proposed lift machinery on the roof and therefore it is not a consideration for this application) - Development appears to constitute a change of use (Officer's response: The application does not involve a change of use and this is not a consideration for this application) 					

	<p>-Not sure how the proposals adhere to the covenant on educational use that is thought to be in place (Officer's response: The plans indicate that educational use will be retained in the existing building)</p> <p>- Conflict with proposed pedestrian access via the church's driveway which is also used for vehicles (Officer's response: The proposal has since been revised to omit the disable access on the north elevation)</p> <p>- Insufficient refuse enclosure (Officer's response: It is recommended that an appropriate informative is attached to the decision notice informing the application of refuse storage provision and collection)</p> <p>-Applicant's site appraisal is flawed by virtue of the applicant not being able to access the rear of the site (Officer's response: The rear of the site can be viewed from the upper floor windows/cage at the application site)</p> <p>- Land ownership declaration is signed incorrectly as it encroaches on the church's land (Officer's response: The proposal has since been revised and the proposals are within the boundary of land that the is within sole ownership of the applicant)</p> <p>- Information in the planning application form is incorrect as the applicant lists the current use of the site as "assembly- sui generis" and does not acknowledge the building as a D1 use. The application form clearly states that the proposal does not involve the loss or gain or change of use of non-residential floorspace which is clearly erroneous (Officer's response: This issue does not affect the outcome of the decision, but if correct would render the application invalid).</p> <p>- Incorrect labelling of plans (Officer's response: The plans have since been revised and correctly labelled)</p>
<p>CAAC/Local groups comments:</p>	<p>Bloomsbury CAAC: Were formally consulted and raise objections on the grounds that the extension is inappropriate for this style of building with gothic elements, and it would be detrimental to the setting of the church located opposite (Officer's response: See section 2 of this report).</p>

Site Description

The site comprises a Grade II listed four-storey plus basement Gothic style end of terrace building which is currently vacant. It appears to have an established use for a school and offices. Building Control records for 1998/99 indicate that the building was used for classrooms and offices.

To the rear of the site lies a two-storey flat roof extension. To the north, adjacent to the site, is a single-storey Grade II* church. To the south are residential properties. To the east lies four-storey buildings that are in office and residential use. To the west is a mixture of residential, retail, office and hotel buildings.

As well as being listed the building is within the Bloomsbury Conservation Area.

Relevant History

In February 2011 planning and listed building applications were submitted for the erection of a two-storey extension at second floor level and the extension of existing fire escape stair at rear to existing non-residential institution (Class D1). The applications were withdrawn as the applicant was informed that the proposals were unacceptable and were likely to be refused by virtue of the proposed design and bulk. (Ref: 2011/0879/P & 2011/0882/L)

Relevant policies

Local Development Framework 2010

Core Strategy:

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Promoting high quality places and conserving our heritage)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance 2011:

CPG 1- Design: Chapters 1, 2, 3 & 4

CPG 6 - Amenity: Chapters 1, 4, 6, 7 & 9

Bloomsbury Conservation Area Statement 2001

National Planning Policy Framework 2012

London Plan 2011

Assessment

1. Proposal

1.1 The applicant seeks to erect a single storey rear extension at second floor level, including the installation of an external stair in front lightwell from ground floor to basement level involving the installation of new gates, and installation of a lift and housing between basement and ground floor levels.

1.2 During the course of the application the scheme has been revised to include:

- Stained timber vertical slats in relation to the cladding of the extension instead of timber/aluminium

cladding originally proposed.

- Lowering of the roof of the extension.
- Removal of the proposed external gutter and replacing it with an inbound valley gutter, which is exited via a hopper into the downpipe.
- Omission of the disabled access proposed on the north elevation.

1.3 The key issues to consider are:

- Impact on the special interest of the listed building and the character and appearance of the conservation area;
- Impact on amenity; and
- Transport.

2. Impact on the special interest of the listed building and the character and appearance of the conservation area

2.1 There is an existing large caged area on the flat roof to the rear which appears to have served a play area of some sort (there is no record of the caged area ever having been granted consent). The existing structure is not considered to be sympathetic in terms of its relationship with the host building although its redeeming feature is its lightweight appearance which is derived from the slim framing and mesh cladding. Therefore no objections are raised in respect of its removal or replacement with a more sympathetic structure.

2.2 The proposed single storey roof-top extension will be approximately 3.8m high (terminating approximately 1.3m below eaves level of the existing building), 16m deep and 9m wide and will accommodate open plan office space. The extension is to be positioned over an existing two storey flat roofed rear extension which is a later addition and as part of the listing process was identified as having no architectural interest. It is proposed to rise to the eaves level of the main roof. On the north side the extension would be clad in vertical slated stained timber. The south would be constructed in a combination of vertical slated timber and yellow stock brickwork, whilst the west elevation would be constructed in yellow stock brick. It is considered that the proposed vertical timber slats would introduce a texture and finish which would age over time and harmonise over time with the weathered appearance of the building below. In terms of the colour, timber would be close to the yellow of the stock brick but would honestly acknowledge that the proposed extension was a modern addition. Both the north and south elevations (side elevations) are proposed to have window openings. The fenestration pattern is designed to tie in with the building below by referring to the ordered arrangement of the windows below. The windows on the proposed extension are smaller than those below but this reflects the hierarchy of the space (where the floor to ceiling heights on the levels below are much greater).

2.3 Oblique views of the extension would be possible from the southern end of Queen's Square. In this view the impact of the extension would be minimal other than slightly infilling the perceived gap (which is actually partially infilled by the existing mesh structure). Although the proposed single storey extension would add bulk to the rear hall structure the overall mass would allow the distinctive steep pitched roof of the front building (which is a key feature of the Gothic style) to be read and therefore the extension would be perceived as being subservient to the main building.

2.4 A new external staircase is to be installed in the front lightwell at basement level, leading up to a

new gate proposed on the front elevation at ground floor level providing a new access via the reinstatement of an existing basement door. These elements are considered to be acceptable in principle, and no design issues are raised.

2.5 A new platform lift with no lift over run is proposed, and therefore it will be housed internally. The interior of the building has undergone a number of changes in the past and there are few details (other than on the upper floors) which survive. The proposed internal alterations are not considered to harm the special interest of the building. Access to the lift is proposed via an existing door in the north elevation (which is currently used as car parking for the church). It is proposed to install a canopy over this door. These elements are proposed to be acceptable in principle and no design issues are raised.

2.6 Given the above it is considered that the proposal would not adversely affect the historic character of the grade II listed building or the character and appearance of the conservation area.

3. Amenity

Privacy

3.1 The existing three-storey cottage located in the yard of the adjoining site at no. 26 Old Gloucester Street and no. 26 Gloucester Street is currently being used for residential purposes. Objections have been raised in respect of overlooking and the loss of privacy by virtue of the windows proposed in the south elevation of the proposed extension. The properties most affected by this would be those properties as identified above at no. 26 Old Gloucester Street. It should be noted that these buildings are already overlooked by virtue of the windows located in the flank (side) elevation of the existing extension, however the proposed windows in the south elevation provides a potential for additional overlooking. As such it is recommended that an appropriate condition is attached to the decision notice requiring the windows on the south elevation to be obscurely glazed and fixed shut, in order to alleviate any additional overlooking that may occur as a result of the proposal. The properties located at Ormonde Mansions in Southampton Row are of a sufficient distance away (30m) so as to not be adversely affected. The properties in Russell Square Mansions located in Southampton Row are approximately 10m away, and the windows are already partially obscured by the Bloomsbury Hotel. Moreover no window openings are proposed in the rear elevation of the extension and any views afforded would be from oblique angles, as such it is considered that this together with the juxtaposition of the existing buildings located to the north/north-west of the site would not result in any significant overlooking.

Outlook

3.2 Although it is acknowledged that the proposal may reduce outlook for nearby occupiers, given the existing urban grain this is not considered to result in an additional loss of outlook, or sense of enclosure over and above the existing level. Thus on balance this is not considered to be of a level which warrants the refusal of the application on this basis.

Daylight / sunlight

3.3 Objections have been raised in respect of the loss of light. In this respect the applicant submitted a light assessment which established that there would be no significant loss of light to the adjoining and adjacent premises surrounding the site. Although there would be a minimal loss of light to the hotel windows it is considered that occupiers would not be significantly affected due to the transient nature of the accommodation. There would also be a minimal loss of light to St George's church but given the nature of the use it is not considered that occupiers would be adversely affected. There will be a marginal loss of light (2%) to a second floor window located in the cottage located at the rear of No. 26 Gloucester Street. However at this level 1 x window serves a bathroom and the two others serve a bedroom and as such it is considered that the occupier would not be significantly impacted

upon as ADF (average daylight factor) is unaffected at second floor level. It should be noted that there would be no difference to the level of light afforded to the windows located on the ground and first floors of the cottage. There would be no significant loss to the windows located on the adjoining property at no. 26 Gloucester Street. In respect of Russell Square Mansion (fronting Southampton Row), where the rear elevation is opposite the rear elevation of the application site, windows at first floor level on the rear elevation appear to serve commercial and residential units. Three windows at each level (first, second and third floors) on the rear elevation are of frosted glass, which would suggest that these serve either toilets or bathrooms. In regards to vertical sky component (VSC) and daylight distribution (DD) all the windows/rooms assessed meet the BRE guidelines, indicating that the proposal would not have a significant impact in the levels of light afforded to the surrounding buildings.

Light spill

3.4 An objection has been raised in respect of potential light spill and its affect on residential amenity. There are existing windows located on the side (south) elevation of the application site and therefore this is an existing situation. The window openings proposed on the side (south) elevation of the extension would not directly face the existing cottage located at the rear of no. 26 Old Gloucester Street. The residential building located opposite the application site does not appear to have any windows on the elevation facing the application site, although there are 2 x rooflights inserted in the roof. Moreover, the proposed extension is proposed to accommodate offices and therefore it is not envisaged that the space will be used at unsociable hours, as such it is not envisaged that the levels of light generated would significantly affect residential amenity.

Noise / Disturbance

3.5 Objections have been raised in respect to potential noise nuisance, including noise generated as a result of pedestrians using the alleyway located adjacent to the application site. Given that the proposed use of the additional space is for offices, a land use that is recognised to be compatible with residential use, it is considered that noise levels would not be increased over and above levels that were previously experienced at the site and therefore it is considered that residential amenity / amenity of the church located adjacent to the site would not be significantly affected. Moreover, the applicant would require the owner of the land's permission (church) to use the alleyway for pedestrian access. In respect of the proposed internal lift, a noise report was submitted which demonstrated that the proposal should comply with the requirements set out in policy DP28. Environmental Health Officers however recommended that an appropriate condition is attached to the decision notice to ensure that noise levels are adhered to.

4. Transport

4.1 The site has a PTAL rating of 6B which indicates that it has very good access to the public transportation network. The site is also within a controlled parking zone. Given that the proposed use is for an office, ancillary to the main use for educational purposes, it is considered that this would not result in increased footfall at the site. It is therefore envisaged that the proposed use for offices would not interfere with the free-flow of traffic or local parking conditions in the locality.

Recommendation:

(1) Grant Planning Permission

(2) Grant Listed Building Consent



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

Staniforth Architects
The Warehouse
1a Stamford Street
Leicester
Leicestershire
LE1 6NL

Application Ref: **2011/6097/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

16 May 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**25 OLD GLOUCESTER STREET
LONDON
WC1N 3AF**

Proposal:

Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1).

Drawing Nos: Site Location plan (Ref: 1158/P01); (Prefix 1158) P05A; P06D; P07A; P08C; P09J; P10E; P11C; P12C; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Jonathan Nash dated 9th May 2013 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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 and adjacent premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 All windows on the south (lightwell) elevation of the proposed extension, as denoted on approved plan 1158 P10C (shown on this plan to be serving office space), shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extension hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of

Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:- (Prefix 1158) P05A; P06C; P07A; P08B; P09J; P10E; P11C; P12B; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Daylight and Sunlight (UK) Limited dated 3rd August 2012 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04) Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011; Daylight and Sunlight report by Daylight and Sunlight (UK) Limited dated 3rd August 2012 (Ref: 1176/JN); Noise Assessment by Leema Technologies Ltd dated 30th October 2012 (Ref: APF/ARR/2009.04)

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

Informatives:

- 1 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).
- 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

5 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution and growth); CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Promoting high quality places and conserving our heritage); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

Staniforth Architects
The Warehouse
1a Stamford Street
Leicester
Leicestershire
LE1 6NL

Application Ref: **2011/6431/L**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

16 May 2013

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**25 OLD GLOUCESTER STREET
LONDON
WC1N 3AF**

Proposal:
Alterations in connection with the erection of single storey rear extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of an internal lift and housing to existing non-residential institution (Class D1).

Drawing Nos: Site Location plan (Ref: 1158/P01); (Prefix 1158) P05A; P06D; P07A; P08C; P09J; P10E; P11C; P12C; P13C; P14; P15; P20; P21B; P22; P23D; P24; Design and Access Statement by Staniforth Architects Ltd dated December 2011; Listed Building Statement by Staniforth Architects Ltd dated December 2011

The Council has considered your application and decided to grant listed building consent subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawings referred to above.

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5 Detailed samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples of all new facing materials (timber, brick, windows, roofing materials) for the proposed extension hereby approved

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative:

6 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

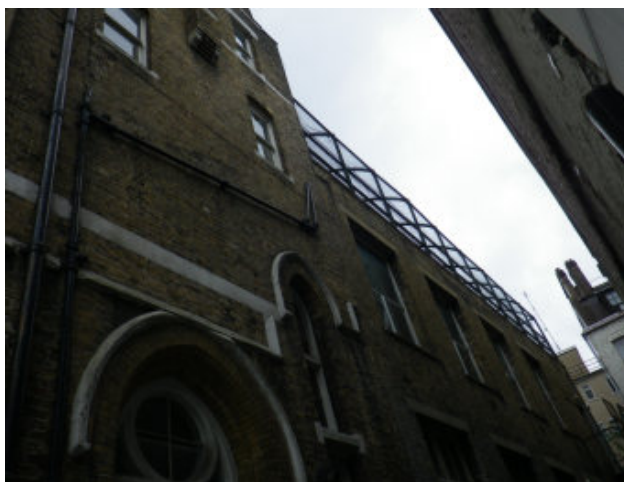
Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

Photographs of the Site and Surroundings



Front Elevation – gap between application building and church



South Side Elevation



View out from the rear of the application site



Aerial view of the application site looking west

Appendix 4
Certificate of Existing Lawful Development (2016/2836/P)

Buchanan Hartley Architects Limited
13 Grosvenor Gardens
LONDON
SW1W 0BD

Application Ref: **2016/2836/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

5 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 July 2016 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2011/6097/P (Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1)) for the excavation of construction of a new lift pit, Construction of a concrete lift shaft base at B1 level and walls to ground level, Installation of a new external steel stairs, from level 0 to B1 within the external front basement and gate.

Drawing Nos: Site location plan, C(24)001,P02, P03, P12C, P13C, C(24)002, Building regs application dated 6/5/16, Proposed lift details 3XXX-01, Commencement of new pit structure approval form dated 10/5/16, Project CDM compliance checklist dated 6/5/16, completed photographs dated 19/5/16, Excavation invoices and letter by South East Undepin Ltd confirming lift pit construction dated 30/4/16 and 18/5/16, Works quotation schedule, two photographs illustrating completed works of the lift pit, external stairs and front gate.



Second Schedule:
25 Old Gloucester Street
London
WC1N 3AF

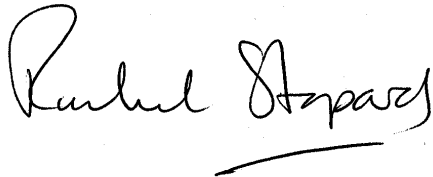
Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2011/6097/P for the excavation for construction of a new lift pit, construction of a concrete lift shaft base at B1 level and walls to ground level, installation of a new external steel stairs, from level 0 to B1 within the external front basement and gate- commenced prior to the expiration of the permission (21/05/2016).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Appendix 5
CLP Policy C2

and buildings back into new and updated community facilities. For example, the Netley campus project has delivered a nursery, primary school and pupil referral unit, a multi-purpose hall and accommodation for the Adult and Community Learning Service.

4.23 Increasingly, complementary services are managed by a variety of different providers and are being brought together within the same site or building, improving accessibility, the user experience and helping to realise savings and efficiencies.

4.24 As technologies have developed, a far greater range of services are now capable of being delivered on-line. However, the presence of physical infrastructure will continue to be an important feature of service delivery in many cases. The Camden Infrastructure Study (2015) sets out the existing capacity and future need for social infrastructure in the borough. Its findings have informed the 'Infrastructure Schedule' in Appendix 1 to this Local Plan. Area/neighbourhood and site-specific infrastructure needs are also set out in other policies in the Local Plan, other development plan documents and neighbourhood plans.

Policy C2 Community facilities

The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.

The Council will:

- a. require development that increases the demand for community facilities and services to make appropriate contributions towards enhancing existing provision;
- b. expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements;
- c. ensure that facilities provide access to a service on foot and by sustainable modes of travel;
- d. facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community, except for facilities occupied by the emergency services due to their distinct operating needs;
- e. support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure;
- f. seek the inclusion of measures which address the needs of community groups and foster community integration;
- g. ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:

- i. a replacement facility of a similar nature is provided that meets the needs of the local population;
- ii. the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;
- h. take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value.

Meeting the need for community infrastructure

4.25

It is important that the growth in Camden's population does not place unacceptable pressure on existing community facilities and there is sufficient provision to support new developments. It is also recognised that some community facilities serve a catchment extending outside the Borough boundary and the needs of residents in adjoining boroughs will be taken into account, where appropriate.



4.26

The Council began collecting the Community Infrastructure Levy (CIL) on 1 April 2015. Over the plan period, this will provide funding towards community infrastructure alongside site-specific planning obligations to mitigate the impact of individual schemes. The CIL Funding List (sometimes referred to as the 'Regulation 123 List') shows which projects and infrastructure the Council intends will be funded from CIL. It will be updated in light of changing priorities and the availability of funding. It is expected that the ward-level element of CIL may be used to enhance local community facilities. When we use Section 106 agreements, we will take into account viability as a factor in determining

Appendix 6
CLP Policy H1 and H2

- 3.3 Housing proposals should be designed having regard to:
- relevant policies throughout the Plan, particularly Protecting amenity, Design and Heritage, Sustainability and climate change and Transport
 - our supplementary planning documents, known as Camden Planning Guidance, particularly Camden Planning Guidance CPG1: Design, CPG2: Housing, CPG3: Sustainability, CPG6: Amenity and CPG7 Transport;
 - supplementary Planning Guidance issued by the Mayor of London; and
 - Building for Life - the industry and government endorsed standard for well-designed homes and neighbourhoods.
- 3.4 Most policies in this section are preceded by guidance on the scope of the policy. This guidance should not be regarded as providing detailed definitions or accounts of the legal position. Planning use classes are set out in The Town and Country Planning (Use Classes) Order 1987 (as amended). Provisions relating to licensing of some types of housing are set out in the Housing Act 2004 and related secondary legislation.
- 3.5 This section of the Plan relates to all forms of housing where people live long-term, including:
- self-contained houses and flats;
 - live/ work units (homes with a dedicated work area) – we will treat them as self-contained homes for the purposes of Local Plan policy;
 - houses, flats, hostels and student halls shared by multiple occupiers who do not live as a family but are long-term residents sharing some rooms and/ or facilities
 - nursing homes, care homes and parts of hospitals where people live long-term, such as nurses' accommodation;
 - plots provided to people wishing to build their own homes;
 - accommodation for Camden's established traveller community; and
 - residential accommodation that is ancillary to another use, such as a living area attached to a business and used by caretakers or other staff.
- 3.6 Accommodation where people stay for short periods is covered elsewhere in the Plan. Specifically:
- hospitals and care facilities where patients and staff are only present on a temporary or working-hours basis are covered by Policy C2; and
 - hotels, serviced apartments and hostels aimed at tourists and backpackers are covered by Policy E3.

Policy H1 Maximising housing supply

The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2015/16 - 2030/31, including 11,130 additional self-contained homes.

We will seek to exceed the target for additional homes, particularly self-contained homes by:

- a. regarding self-contained housing as the priority land-use of the Local Plan;

- b. working to return vacant homes to use and ensure that new homes are occupied;
- c. resisting alternative development of sites identified for housing or self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing; and
- d. where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.

We will monitor the delivery of additional housing against the housing target, and will seek to maintain supply at the rate necessary to exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, and the needs of different groups.

Camden's housing needs and targets

- 3.7 The National Planning Policy Framework (NPPF) requires the Council to plan to meet the full objectively assessed needs for housing in the area. The London Boroughs of Camden and Islington have been identified as a lower tier housing market area for the purposes of satisfying the NPPF requirements, and the two authorities have jointly commissioned an assessment of housing needs (Strategic Housing Market Assessment or SHMA). The assessment shows that Camden's full objectively assessed housing need for 2016-2031 is 16,800 additional homes, or 1,120 homes per year. This overall need includes the homes needed to meet the needs of different groups within the community, including families with children and people with disabilities.
- 3.8 The Council produces an Authority Monitoring Report (AMR) each year which separately monitors the overall delivery of additional homes and different types of homes each year (self-contained homes, student housing, other non-self-contained homes and long-term vacant homes returned to use). The AMR also contains a housing trajectory which shows how we will continue to deliver self-contained homes and non-self-contained homes and measures Camden's anticipated performance against targets.
- 3.9 The 2014 AMR indicates that there are sufficient identified sites in place to exceed our housing targets in the early years of the Plan period, but not in the later years. Deliverable sites are in place to provide more than 6,500 homes from 2015/16 to 2019/20, exceeding Camden's overall housing target of 1,120 per year (deliverable sites are sites that are suitably located, viable and available to develop now, and that have a realistic prospect of delivery within five years). Over the first 10 years of the Plan period, the trajectory indicates that developable sites have been identified to deliver an average of around 900 additional homes per year, and over the entire plan period identified sites should deliver just under 800 additional homes per year (developable sites that are suitably located and have a reasonable prospect of being viable and available to develop at the time envisaged). We are working to reassess the potential of sites across the borough to ensure that we exceed the housing target right

Maximising the supply of self-contained housing from mixed use schemes

- 3.41 Policy H2 applies to all proposals for new build non-residential development and extensions involving a significant floorspace increase. Policy H2 also applies to all non-residential uses, including hotels and other visitor accommodation and non-residential institutions. However, a mix of uses may not be sought in all circumstances, and criteria are included in the policy to guide whether a mix should be sought.
- 3.42 Policy H2 specifically seeks provision of self-contained houses and flats (Use Class C3), rather than other forms of housing, in line with the priority land-use of the Plan set out in Policy H1.

Policy H2 Maximising the supply of self-contained housing from mixed-use schemes

The Council will seek to exceed the target for self-contained homes by expecting non-residential development to provide a mix of uses including the maximum appropriate provision of self-contained housing.

We will particularly expect sites in the Central London Area and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road to be developed for a mix of uses including self-contained housing. In these locations, where development involves additional floorspace of more than 200 sqm (GIA), we will require up to 50% of all additional floorspace to be self-contained housing.

We will require self-contained housing to be provided on site, particularly where 1,000sq m (GIA) of additional floorspace or more is proposed. Where the Council is satisfied that providing housing in association with the development is appropriate but on-site housing is not practical, we will seek provision of housing on an alternative site nearby, or exceptionally a payment-in-lieu.

In considering whether to seek a mix of uses including housing, whether housing should be provided on site, the most appropriate mix of uses, and the scale and nature of any provision of housing and other uses, the Council will take into account:

- a. the character of the development, the site and the area;
- b. site size, and any constraints on developing the site for a mix of uses;
- c. the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
- d. the need to add to community safety by providing an active street frontage and natural surveillance;
- e. whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses;

- f. the extent of any additional floorspace needed for an existing user;
- g. whether the development is publicly funded or serves a public purpose;
- h. the impact of a mix of uses on the efficiency and overall quantum of development;
- i. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
- j. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

In the Central London Area and the town centres listed in this policy, where provision of self-contained housing is appropriate but the development's provision of housing falls significantly short of the Council's 50% target due to financial viability, and there is a prospect of viability improving prior to completion, the Council will seek a deferred contingent contribution. The deferred contribution will be based on the initial shortfall and an updated assessment of viability when costs and receipts are known as far as possible.

- 3.43 Where it is not appropriate to develop a site entirely for housing, securing housing as part of a mixed-use scheme is another way of meeting some of our housing needs whilst also meeting other needs in the area, such as providing jobs, services and facilities. Developing a mix of uses on individual sites and across an area can also be beneficial in other ways, such as:
- reducing the need to travel between homes, jobs and services;
 - increasing community safety and security by providing a range of activities that attract people at different times during the day and evening;
 - contributing to the creation of areas that are diverse, distinctive and attractive; and
 - allowing an efficient use of land, with housing developed above those uses which benefit from direct ground floor access or a street-level frontage, such as shops.
- 3.44 Much of the borough already has a well-established mixed-use character. To support and extend this, the Council will expect non-residential development throughout the borough to provide a mix of uses including the maximum appropriate contribution to self-contained housing.
- 3.45 Camden's Central London Area and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road are the parts of the borough which have the best access to public transport, the best potential for a mix of uses, and the best prospect for the development of housing above active street frontages. Additional housing in these locations will help provide activity and surveillance when businesses are closed, and support shops, services and local facilities. Therefore, the Council will particularly expect development schemes in Central London and our larger town centres to provide a mix of uses, and will seek to negotiate up to half of all additional floorspace as housing (in Use Class C3), such that additional floorspace in residential use matches all the additional floorspace in non-residential uses.

Appendix 7
CLP Policy A5

Basements

- 6.106 With a shortage of development land and high land values in the borough, the development of basements is a popular way of gaining additional space in homes. Basements are also often included in developments in the Central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage.
- 6.107 Basement development and other development that involves excavation changes the ground and water conditions of the area which can potentially lead to ground instability or flooding. Basement development can also have significant construction impacts due to the need to remove spoil and the general complexities of excavation. The Council recognises the need to protect the environment and adjoining neighbours properties and buildings from these impacts.
- 6.108 When this policy refers to basement development this includes basements, lightwells and other underground development.
- 6.109 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.
- 6.110 When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.
- 6.111 The following policies in this Local Plan are also relevant to basement development and will be taken into account when assessing basement schemes:
- A2 Provision and enhancement of open space;
 - A3 Protection, enhancement and management of biodiversity;
 - D1 Design;
 - D2 Heritage and Conservation; and
 - CC3 Water and flooding.

Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

- n. maintain the structural stability of the building and neighbouring properties;
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- q. avoid cumulative impacts;
- r. do not harm the amenity of neighbours;
- s. provide satisfactory landscaping, including adequate soil depth;
- t. do not harm the appearance or setting of the property or the established character of the surrounding area;
- u. protect important archaeological remains; and
- v. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

Appendix 8
CLP Policy A4

Noise and vibration

- 6.83 This policy seeks to ensure that noise and vibration is appropriately considered at the design stage and that noise sensitive uses are not negatively impacted by noise and vibration or that existing uses (such as music venues, theatres and some employment uses) are not unduly restricted through the introduction of nearby noise sensitive uses.
- 6.84 Noise and vibration can have a major effect on health and amenity and quality of life. Camden's high density and mixed use nature means that disturbance from noise and vibration is a particularly important issue for health and wellbeing in the borough. The Council may seek to explore the identification and designation of Quiet Areas, which are local green spaces identified for their particular tranquility and amenity value.

Policy A4 Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed.

Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 2). We will not grant planning permission for:

- a. development likely to generate unacceptable noise and vibration impacts; or
- b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

Sources and the character of noise in Camden

- 6.85 The main sources of noise and vibration in Camden are; road traffic, railways, industrial uses, plant and mechanical equipment, food, drink and entertainment uses, and building sites. The top six sources of noise that receive the most complaints in Camden are; music, construction noise, general people noise (e.g. footsteps, gathering), parties, fixed machinery and burglar alarms.
- 6.86 There is a proliferation of fixed machinery, such as air conditioning units in Camden's centres which cumulatively can have a harmful impact. The borough is also home to a large number and variety of food, drink and entertainment uses, often close to where people live, and as a result, conflicts can arise (see Policy TC4 Food, drink, entertainment and other town centre uses). Such sources of noise and the character of noise can increase stress levels and cause significant disturbance. Other sources of noise such as those associated with construction are considered in Policy A1 Managing the impact of

development, whereby measures required to attenuate impacts are secured by legal agreement through a Construction Management Plan.

- 6.87 The aim within development proposals should be to design out noise prior to proposing mitigation. The effect of noise and vibration can be minimised by separating uses sensitive to noise and vibration from sources that generate them and by taking other design and operational measures to reduce any impact.

Assessing the impact of noise and vibration

- 6.88 Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. In assessing applications, we will have regard to noise and vibration thresholds, set out in Appendix 2, and other relevant national and regional policy and guidance and British Standards. Further guidance on the application of these standards will be provided in supplementary planning document Camden Planning Guidance 6: Amenity.
- 6.89 Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. The impacts on external amenity spaces such as gardens and balconies will also be considered. Our supplementary document provides further information on how to minimise the impact of noise of developments; ways to mitigate noise emitted from developments and further detail on how the Council will assess the impact of noise and vibration.



- 6.90 Noise generating uses and fixed machinery will likely have a greater impact on amenity when the background noise level is lower or in areas where noise sensitive uses such as residential developments co-exist with other uses. The Council will take into consideration the general character of the noise (whether noise is intermittent, has a distinct screech, bang, hiss) and where appropriate,

the cumulative impacts of noise from one or more noise sources and will assess whether tighter noise restrictions, secured by planning condition, should be imposed.

- 6.91 Planning permission will not normally be granted for development sensitive to noise in locations that have unacceptable levels of noise and vibration. The Council will only grant planning permission for development sensitive to noise and vibration, in locations that experience high levels of noise and for development likely to generate noise impacts, if appropriate attenuation measures can be taken. Such attenuation measures should be included on plans. Planning permission will not be granted in instances where there will be a significant adverse impact on external amenity areas including gardens, balconies and open spaces unless they can be appropriately mitigated.
- 6.92 In cases where noise sensitive development is proposed in close proximity to an existing noise generating use (such as music venues and pubs) the Council will determine whether the introduction of the sensitive use will be harmful to the existing premises continued operation. In some cases the Council may require the developer to be responsible for future costs of soundproofing (known as the “agent of change” principle), secured by a legal agreement.
- 6.93 The Council will also consider the impact of attenuation measures on the character and appearance of the building and locality (see policy D1 Design and associated supplementary planning document Camden Planning Guidance 1: Design). Measures to mitigate the impacts of noise and vibration associated with demolition and construction will be secured by legal agreement through Construction Management Plans (Policy A1 Managing the impact of development).

Acoustic reports

- 6.94 Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Supplementary planning document Camden Planning Guidance 6: Amenity provides further detail of the key information expected to be reported in acoustic reports.
- 6.95 Camden noise thresholds (see Appendix 2) reflect observed effect levels outlined in National Planning Practice Guidance and will be explained further in the Camden Planning Guidance 6: Amenity supplementary planning document. The thresholds set noise levels for:
- noise sensitive development in areas of existing noise; and
 - noise generating development in areas sensitive to noise.

Internal noise levels and vibration

- 6.96 Planning permission will not be granted where it is not possible to achieve suitable and sufficient internal noise levels with reference to the most up to date and appropriate guidance. This will be of particular relevance to new residential developments in areas of existing noise but will also include other noise sensitive uses. Conditions may be imposed to require that suitable internal noise levels are achieved and where appropriate, post installation testing to

demonstrate that the standards have been met.

- 6.97 The most common sources of vibration that a development is likely to be exposed to are railways and industrial or commercial sites. Where a development sensitive to vibration is proposed in an area that vibration is anticipated to be present, an appropriate vibration survey should be carried out. Where vibration levels exceed those set out in Appendix 2 the proposal should demonstrate that vibration can be mitigated to acceptable levels.



Plant and other noise generating equipment

- 6.98 Planning conditions will be imposed to require that plant and equipment which may be a source of noise is kept working efficiently and within the required noise limits and time restrictions. Air conditioning will only be permitted where it is demonstrated that there is a clear need for it after other measures have been considered (Policy CC2 Adapting to climate change). Conditions may also be imposed to ensure that attenuation measures are kept in place and are effective throughout the life of the development.
- 6.99 Emergency equipment such as generators which are only to be used for short periods of time will be required to meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment will be required to meet the usual criteria for plant and machinery. Conditions to this effect may be imposed in instances where emergency equipment forms part of the application.
- 6.100 Security alarms cause significant disruption to local amenity and wellbeing. Whilst security alarms would generally not require planning permission, we would strongly encourage developers and householders to install silent alarms or alarms with a maximum of a 20 minute cut out.

Food, drink, entertainment and leisure noise

- 6.101 Assessments for noise and vibration from entertainment and leisure premises must include consideration of amplified and unamplified music, human voices, footfall and vehicle movements and general activity. The impact of noise and vibration from food, drink and entertainment uses is outlined in Policy TC4: Food, drink, entertainment and other town centre uses. Generally, these uses and noise from leisure uses alter the noise environment through audio devices, amplified and unamplified music, footfall, congregations of people, plant and equipment, deliveries and transport and can be particularly evident when the background noise level is quieter.
- 6.102 Where such uses are considered acceptable planning conditions restricting opening hours will be imposed to ensure that they do not adversely impact nearby noise sensitive uses.

Delivery management

- 6.103 Deliveries, collections and the loading and unloading of goods and refuse can be a source of disruption and cause noise nuisance to nearby residential properties, particularly when undertaken at night. Therefore, to manage potential noise issues from deliveries, conditions will usually be applied to require deliveries, collections and the loading and unloading of goods and refuse take place between the hours of 08:00 to 20:00.
- 6.104 Developments requiring deliveries outside of these times will be required to provide an acoustic report to demonstrate there will be no adverse impact on the acoustic environment with particular reference to residential occupiers as a result of these activities. This could be inserted within the wider Delivery and Service Management Plan of the site. Regard should also be taken to the Noise Abatement Society's silent approach quiet time delivery scheme and TfL 'Retimed Deliveries' to mitigate the negative effects of possible out of hours deliveries.
- 6.105 Please see Policy T4 on minimising the movement of goods and materials by road and Policy A1 on protecting amenity.

Appendix 9
CLP Policy D1 and D2

Design

- 7.1 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves significant and protected views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 will be provided through high quality contextual design.

Local context and character

- 7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- character, setting, context and the form and scale of neighbouring buildings;
 - the character and proportions of the existing building, where alterations and extensions are proposed;
 - the prevailing pattern, density and scale of surrounding development;
 - the impact on existing rhythms, symmetries and uniformities in the townscape;
 - the composition of elevations;
 - the suitability of the proposed design to its intended use;
 - inclusive design and accessibility;
 - its contribution to public realm and its impact on views and vistas; and
 - the wider historic environment and buildings, spaces and features of local historic value.
- 7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.
- 7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Planning applications should include a Design and Access Statement which

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit the loss of or substantial harm to a designated heritage asset, including Conservation Areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Enhancing the historic environment

7.42

The Council has a proactive approach to conserving heritage assets. In addition to the application of Local Plan policies the Council protects the historic environment through the following areas of work:

- Conservation Area Management Strategies: The Council works with the Conservation Area Advisory Committees to update the strategies.
- Heritage at Risk: The Council identifies buildings and structures at risk and proactively seeks their preservation, including identifying sources of funding.
- Local list of undesignated heritage assets: The Council introduced the local list in 2015 and it will be updated annually.
- Guidance: The Council has adopted detailed guidance for the preservation of heritage assets in the supplementary planning document Camden Planning Guidance 1: Design, and Retrofitting Planning Guidance (for sustainability measures in historic buildings). The Council updates planning guidance as required.
- Area based work: Preservation of the historic environment is a key objective of area action plans and the Site Allocations. The Fitzrovia Area Action Plan for example sets principles for developing key sites which retain and enhance the setting of listed buildings.

Designated heritage assets

7.43

Designated heritage assets include listed buildings and structures, registered parks and gardens and conservation areas. The Council will apply the policies above and will not permit harm to a designated heritage asset unless the public benefits of the proposal outweigh the harm. Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take

