

Mrs Mel Bissett
AECOM
2 Lemn Street
London
E1 8FA

Application Ref: **2017/1922/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

2 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Stephen Street
London
W1T 1LN

Proposal:

Installation of 3 new plant items and railings, and relocation of 1 double DX unit, to flat roof at first floor level. Replacement of existing window with doors to provide roof access. Extension of existing bicycle storage enclosure and installation of external lighting to provide additional shelter for no.15 additional bicycle racks. Omission of 2 parking bays and relocation of car charging point.

Drawing Nos: 5754 1 0 PP, 5754 1 0 PB, 5754 1 0 PS, 5754 1 0 PE, Acoustic Report 1915/ENS/R1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 5754 1 0 PP, 5754 1 0 PB, 5754 1 0 PS, 5754 1 0 PE, Acoustic Report 1915/ENS/R1.

Reason:

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

- 4 Luminance levels of the safety lighting is not to exceed 600cd, and the main beam angle of all lights proposed is to be kept below 70°.

Reason: In order to prevent lightspill and loss of amenity to nearby premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Reasons for granting permission

The application seeks to carry out minor alterations to the Stephen Mews elevation of the British Film Institute building within the Charlotte Street Conservation Area. The building is not listed and is within the Fitzrovia East Neighbourhood Area.

The proposals include the addition of plant and railings at first floor roof level, an enlargement of the existing bicycle storage enclosure and addition of safety lighting, replacement of existing first floor window with doors for maintenance access to roof, replacement safety handrail at first floor roof level, and relocation of electric vehicle charging point.

The application proposes an extension of the existing bicycle enclosure comprising 2m high steel palisade fencing by 5.5m to the southwest, increasing the enclosure by approximately 21 sq.m. A covered bicycle rack is proposed within the enclosure measuring 2.2m by 4.1m. The relocation of the car charging point is considered to be de minimus and will not affect the appearance of the building. The proposed development would support the objectives of local plan policy T1 (Prioritising walking, cycling and public transport).

The proposed external lighting would be acceptable subject to luminance levels not exceeding that recommended by the Institute of Lighting Professionals, which is 600 cdm. A condition will be added to ensure compliance. The nearest sensitive windows to the proposed external lighting are in office use and therefore less vulnerable to external lighting.

The existing roof handrail would be replaced with a key clamp handrail approximately 0.2m higher to comply with building regulations, and 7.5m longer to fully enclose the flat roof and plant. The railing would be 0.6m higher than the roof parapet and would not have a harmful impact on the appearance of the host building or surrounding area.

The acoustic report submitted with the application confirms that the predicted noise levels at 1m from the façade of the nearest noise sensitive receptor are at least 10dB below the most onerous measured typical background noise level during the daytime, evening and night-time periods as measured during the survey. A condition will be added to ensure noise levels do not exceed that required by policy.

No objections were received prior to the determination of this application. The planning and appeal history of this site have been taken into account in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies T1, D1, D2, A4, A1 and G1. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

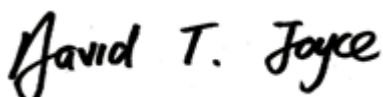
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning