

Miss Emma Phillips
1st floor Unit 23, Tileyard Studios
London
N7 9AH

Application Ref: **2017/3409/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Phoenix Court
Purchase Street
London
NW1 1EL**

Proposal:

Alterations to south and east facades including new, larger horizontal window openings, the installation of planters at pavement level and first floor level, and a green wall to Purchase Street elevation.

Drawing Nos: pa_00 rev 2, pa_01 rev 1, pa_02 rev 2, pa_03 rev 2, pa_04 rev 2, pa_05 rev 2, pa_06 rev 2, pa_07 rev 2, pa_08 rev 2, pa_09 rev 2, pa_10 rev 2, pa_11 rev 2, pa_12 rev 1, pa_13 rev 1, 011297_01, Design & Access Statement June 2017, Stannah stairiser SR & CR brochure, biotecture example green wall section dated 15/04/15, living walls brochure and irrigation layout schematic dated 22/09/16.

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

Condition(s) and Reason(s):



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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: pa_00 rev 2, pa_01 rev 1, pa_02 rev 2, pa_03 rev 2, pa_04 rev 2, pa_05 rev 2, pa_06 rev 2, pa_07 rev 2, pa_08 rev 2, pa_09 rev 2, pa_10 rev 2, pa_11 rev 2, pa_12 rev 1, pa_13 rev 1, 011297_01.

Reason:

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

- 3 Prior to commencement of the relevant works, full details of the green walls and planters including species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth and drainage is available in terms of the construction and long term viability, and a programme for an initial scheme of maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The green walls and planters shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve alterations to the window openings along both facades to increase the size of the windows and create a continuous horizontal opening. In addition, green walls would be installed at ground floor level, along with a high-level planter to give the appearance of a green wall at first floor level. Overall, it is considered that the alterations would substantially improve the appearance of the façade. The new greenery and glazing would be attractive additions that would soften and improve the external appearance of the building and character of the wider area.

The proposals involve the refurbishment and enhancement of existing offices to create higher-quality office space. The development is not considered to cause any harm to neighbouring amenity because the use of the ground floor unit would not change. Although the proposal would significantly increase the amount of glazing, it would not result in overlooking or light disturbance because these elevations face the Purchase Street Open Space to the east and the Francis Crick Institute to the south rather than residential properties. Likewise, the alterations are not considered

to cause any harm in terms of a loss of daylight/sunlight or outlook.

The proposals include the installation of a new stairlift to provide disabled access from Brill Place. This is smaller and less visually obtrusive than the existing wheelchair lift and the Council's Access Officer has confirmed it is acceptable.

The Council's Trees and Landscaping Officer has confirmed the green wall and first floor planters are acceptable and further details of the drainage and planting/maintenance plans will be secured by condition.

One objection has been received which has been duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. The application site is not located within a Conservation Area nor does it affect the setting of a listed building.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

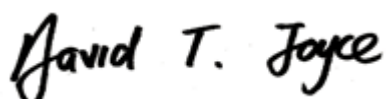
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

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