

Mr James Nichols
Garnett + Partners LLP
Holborn Hall
195 High Holborn
London WC1V 7BD

Application Ref: **2015/6537/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

5 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
32 Percy Street
London
W1T 2DE

Proposal:

Erection of 2 storey rear extension with copper roof and rooflights (including basement excavation) following demolition of existing extension, replacement front windows at 2nd floor level, replacement rear windows, alteration to rear dormer, insertion of rooflight, 4 condensers at roof level and 1 condenser to front vault, all to existing offices (Class B1).

Drawing Nos: 806(01)001_revA; 806(PL)100 Rev-; 806(PL)101 Rev-; 806(PL)102 Rev-; 806(PL)103 Rev-; 806(PL)104 Rev-; 806(PL)105 Rev-; 806(PL)200 Rev A; 806(PL)201 Rev-; 806(PL)300 Rev A; 806(PL)301 Rev-; 806(PL)600 Rev-; 806(PL)601 Rev-; 806(PL)602 Rev-; 806(PL)603 Rev-; 806(PL)604 Rev-; 806(PL)605 Rev-; 806(PL)700 Rev A; 806(PL)701 Rev-; 806(PL)800 Rev B; 806(PL)801 Rev A

Supporting documents: Heritage Assessment prepared by Anthony Walker dated November 2015; Design & Access Statement prepared by Garnett and Partners dated November 2015; Method Statement prepared by TPS dated 19.11.15; M&E Drawings - Planning Issue - Rev A - November 2015; Noise Impact Assessment prepared by Clark Saunders Acoustics dated 26 October 2015; Basic Ground Investigation Report prepared by Jomas dated 13 November 2015; Geotechnical Desk Study, Ground Investigation & Basement Impact Assessment prepared by Jomas dated August 2016; Indicative Programme dated 14/09/16; Method Statement for Carrying out Internal Alterations and



Extensions prepared by ESD dated January 2017; ESD Structural Engineers response dated 23rd December 2016; Retaining walls design parameters prepared by A-Squared dated 12/12/16; GMA prepared by A-Squared dated 26/02/17; Basement structure sequence drawings prepared by GSS dated 9/12/16; Underpinning design prepared by GSS dated 17/01/2017; Groundwater monitoring results prepared by Jomas dated 2nd March 2017

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

Condition(s) and Reason(s):

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

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

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 806(01)001_revA; 806(PL)100 Rev-; 806(PL)101 Rev-; 806(PL)102 Rev-; 806(PL)103 Rev-; 806(PL)104 Rev-; 806(PL)105 Rev-; 806(PL)200 Rev A; 806(PL)201 Rev-; 806(PL)300 Rev A; 806(PL)301 Rev-; 806(PL)600 Rev-; 806(PL)601 Rev-; 806(PL)602 Rev-; 806(PL)603 Rev-; 806(PL)604 Rev-; 806(PL)605 Rev-; 806(PL)700 Rev A; 806(PL)701 Rev-; 806(PL)800 Rev B; 806(PL)801 Rev A

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drawings prepared by GSS dated 9/12/16; Underpinning design prepared by GSS dated 17/01/2017; Groundwater monitoring results prepared by Jomas dated 2nd March 2017

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA prepared by Jomas Associates dated August 2016 hereby approved, including structural monitoring plan in accordance with paragraph 5.7 of ESD Structural Engineers response dated 23rd December 2016 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

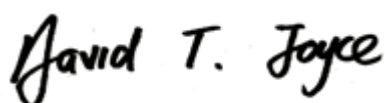
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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