

Miss Melanie Wwykes
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/7076/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

17 May 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:

Noho House
30 Cleveland Street
London
W1T 4JD

Proposal:

Erection of extensions at 4th and 5th floor (north east elevation), replacement and enlargement of 6th floor extension to provide additional office floorspace (Class B1), relocation of existing plant to plant enclosures at 4th & 6th floors (north east elevation), creation of terrace at 5th floor level and enlargement of 6th floor terrace, replacement of metal framed glazed façade at ground to 1st floor level on Cleveland Street and Tottenham Street elevation, replacement of roller shutter with metal framed glazing and replacement entrance canopy.

Drawing Nos: Existing drawings: Site location plan; 00.101 Rev P1; 10.201 Rev P1; 10.202 Rev P1; 10.203 Rev P1; 10.204 Rev P1; 10.205 Rev P1; 10.206 Rev R1; 10.207 Rev P1; 10.208 Rev P1; 10.209 Rev P1; 10.251 Rev P1; 10.252 Rev P1; 10.253 Rev P1; 10.254 Rev P1; 10.255 Rev P1; 10.256 Rev P1; 10.257 Rev P1; 10.258 Rev P1; 10.271 Rev P1; 10.272 Rev P1; 10.273 Rev P1;

Proposed drawings: 20.201 P1; 20.202 P1; 20.203 P1; 20.204 P1; 20.205 P1; 20.206 P1; 20.207 P1; 20.208 P1; 20.209 P1; 20.251 Rev P1; 20.252 Rev P1; 20.253 Rev P1; 20.254 Rev P1; 20.255 Rev P1; 20.256 Rev P1; 20.257 Rev P1; 20.258 Rev P1; 20.271 Rev P1;



20.272 Rev P1; 20.273 Rev P1; 21.601 Rev P1; 21.602 Rev P1; 21.603 Rev P1; 21.604 Rev P1; 21.605 Rev P1

Supporting documents: Heritage statement prepared by Beacon Planning dated December 2016; Noise emission statement prepared by Scotch Partners dated 21st December 2016; Daylight and Sunlight Report prepared by GVA dated December 2016; Planning Statement prepared by DP9 dated December 2016; Design, Access & Sustainability Statement prepared by BC Noho Ltd dated 20/12/16

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 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: Existing drawings: Site location plan; 00.101 Rev P1; 10.201 Rev P1; 10.202 Rev P1; 10.203 Rev P1; 10.204 Rev P1; 10.205 Rev P1; 10.206 Rev R1; 10.207 Rev P1; 10.208 Rev P1; 10.209 Rev P1; 10.251 Rev P1; 10.252 Rev P1; 10.253 Rev P1; 10.254 Rev P1; 10.255 Rev P1; 10.256 Rev P1; 10.257 Rev P1; 10.258 Rev P1; 10.271 Rev P1; 10.272 Rev P1; 10.273 Rev P1;

Proposed drawings: 20.201 P1; 20.202 P1; 20.203 P1; 20.204 P1; 20.205 P1; 20.206 P1; 20.207 P1; 20.208 P1; 20.209 P1; 20.251 Rev P1; 20.252 Rev P1; 20.253 Rev P1; 20.254 Rev P1; 20.255 Rev P1; 20.256 Rev P1; 20.257 Rev P1; 20.258 Rev P1; 20.271 Rev P1; 20.272 Rev P1; 20.273 Rev P1; 21.601 Rev P1; 21.602 Rev P1; 21.603 Rev P1; 21.604 Rev P1; 21.605 Rev P1

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20/12/16

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 Before the use commences, the 6th floor plant area shall be provided with an acoustic screen in accordance with the Noise emission statement prepared by Scotch Partners dated 21st December 2016 hereby approved.

The machinery, plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

- 6 Prior to occupation, details of secure and covered cycle storage area for 56 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the office floorspace and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Detailed drawings, or 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) Plan, elevation and section drawings (1:20) of entrance canopy

b) Manufacturer's specification details of all facing materials including aluminium panels (soffit overhang), spandrels, entrance canopy and metal grille (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reason for granting permission

The proposed extensions would provide 188sqm of additional office floorspace. Policy CS8 'Promoting a successful and inclusive Camden economy' promotes the provision of office floorspace in Central London. The principle of additional office floorspace in this location would therefore be acceptable.

A noise assessment has been submitted for the relocated rooftop plant. The report indicates that an acoustic screen would be required. With this mitigation the noise levels set out in policy DP28 would be met. A condition would ensure that the mitigation would be implemented in accordance with the noise report.

The existing canopy, roller shutter and metal framed glazing at ground floor to 1st floor are to be removed and replaced utilising a more sensitive approach. This would be an enhancement. The changes to the massing are concentrated to the rear of the building which is minimally visible in views across the conservation area and would not adversely impact on the overall character of the main elevations. The 6th floor extension would be minimally visible and would rebalance the symmetry of the building. The rebuilt sixth floor would significantly enhance its appearance with an Art Deco aesthetic that would contribute to the design intention of the original building, with a sleek parapet and grey window frames. A condition would ensure the materials were of a high quality and acceptable. The modelled views demonstrate the minimal impact of the enlarged 6th floor extension.

The proposed enhancements to the building would enhance the character and appearance of the Charlotte Street Conservation Area. Given the modest nature of the proposal the proposed development would not have an adverse impact on the significance of the other heritage assets within its setting.

A daylight and sunlight report has been submitted which assesses the impact of the development on neighbouring residential buildings. The report concludes that there would be a small number of minor reductions in daylight to the windows of Fitzroy Place. However the no sky-line results confirm that there would be no noticeable reduction in the daylight distribution to these rooms. The development would not harm the outlook or privacy of neighbouring occupiers.

The likely level of works is considered sufficient to require a Construction Management Plan (CMP) in order to mitigate any adverse impacts. The CMP will be secured by legal agreement. A financial contribution would be required to repave any footways or Highway that are damaged during the construction process.

The proposal includes the provision of a cycle store with 56 cycle spaces (storage for 15 folding bikes) and showers at basement level. The number of cycle spaces would meet the London Plan (long stay) cycle parking standards. A cycle ramp to the Ground - Basement stair would increase accessibility for cyclists. Details of the cycle store are secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. One response was received and has been duly taken into account.

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.

As such, the proposed development is in general accordance with policies CS1, CS3, CS5, CS8, CS9, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20, DP21, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and Principle 9 of the Fitzrovia Area Action Plan and policies G1, D1, D2, E1, A1 and A4 of the Camden Local Plan Submission Draft 2016.

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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).

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 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.

- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £9400 (188sqm x £50) for the Mayor's CIL and £8460 (188sqm x £45 - Zone A office) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 5 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.
- 6 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 T. Joyce

David Joyce
Director of Regeneration and Planning