

Mr Conor Freaney  
Spacelab  
18 Wenlock Rd  
London  
N1 7TA

Application Ref: **2017/4656/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

21 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Warner House**  
**98 Theobald's Road**  
**LONDON**  
**WC1X 8WB**

Proposal:

Front infill extension including alterations to entrance, replacement of existing windows to all elevations, replacement of existing glazed roof, formation of roof terraces at 5th, 6th and 7th floor on top of existing flat roof with associated frosted glass balustrades, replacement of rooftop plant and new extraction flue.

Drawing Nos: 1539-P-001-Location Plan, 1539-P-100-Exist. Basement, 1539-P-101-Exist. Gr. Floor, 1539-P-102-Exist. 1st Floor, 1539-P-103-Exist. 2nd Floor, 1539-P-104-Exist. 3rd Floor, 1539-P-105-Exist. 4th Floor, 1539-P-106-Exist. 5th Floor, 1539-P-107-Exist. 6th Floor, 1539-P-108-Exist. 7th Floor, 1539-P-109-Exist. 8th Floor, 1539-P-110-Exist. 9th Floor, 1539-P-111-Exist. Roof Plan,

1539-P-112-Pr. Basement, 1539-P-114-Pr. 1st Floor, 1539-P-115-Pr. 2nd Floor, 1539-P-116-Pr. 3rd Floor, 1539-P-117-Pr. 4th Floor, 1539-P-118-Pr. 5th Floor, 1539-P-119-Pr. 6th Floor, 1539-P-120-Pr. 7th Floor, 1539-P-121-Pr. 8th Floor, 1539-P-122-Pr. 9th Floor, 1539-P-123-Pr. Roof Plan,



1539-P-200-Ex. South Elev, 1539-P-201-Ex. East Elev, 1539-P-202-Ex. North Elev, 1539-P-203-Ex. West Elev, 1539-P-207-Pr. West Elevation rev.A, 1539-GA-211-GF GA rev.A, 1539-P-204-Pr. South Elevation, 1539-P-205-Pr. East Elevation, 1539-P-206-Pr. North Elevation, 1539-P-207-Pr. West Elevation,

1539-P-300-Ex. Section A-A, 1539-P-301-Ex. Section B-B, 1539-P-302- Pr. Section A-A, 1539-P-303-Section B-B, 1539-P-400-Entrance Façade, 1539-P-401-Entrance Section 1539-DT-P-500, 1539-DT-P-501, 98-3107-00-100, 98-3107-00-101 and Acoustic planning report ref. 17109-R02-C (dated 30/10/17).

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 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:

1539-P-001-Location Plan, 1539-P-100-Exist. Basement, 1539-P-101-Exist. Gr. Floor, 1539-P-102-Exist. 1st Floor, 1539-P-103-Exist. 2nd Floor, 1539-P-104-Exist. 3rd Floor, 1539-P-105-Exist. 4th Floor, 1539-P-106-Exist. 5th Floor, 1539-P-107-Exist. 6th Floor, 1539-P-108-Exist. 7th Floor, 1539-P-109-Exist. 8th Floor, 1539-P-110-Exist. 9th Floor, 1539-P-111-Exist. Roof Plan,

1539-P-112-Pr. Basement, 1539-P-114-Pr. 1st Floor, 1539-P-115-Pr. 2nd Floor, 1539-P-116-Pr. 3rd Floor, 1539-P-117-Pr. 4th Floor, 1539-P-118-Pr. 5th Floor, 1539-P-119-Pr. 6th Floor, 1539-P-120-Pr. 7th Floor, 1539-P-121-Pr. 8th Floor, 1539-P-122-Pr. 9th Floor, 1539-P-123-Pr. Roof Plan,

1539-P-200-Ex. South Elev, 1539-P-201-Ex. East Elev, 1539-P-202-Ex. North Elev, 1539-P-203-Ex. West Elev, 1539-P-207-Pr. West Elevation rev.A, 1539-GA-211-GF GA rev.A, 1539-P-204-Pr. South Elevation, 1539-P-205-Pr. East Elevation, 1539-P-206-Pr. North Elevation, 1539-P-207-Pr. West Elevation,

1539-P-300-Ex. Section A-A, 1539-P-301-Ex. Section B-B, 1539-P-302- Pr. Section A-A, 1539-P-303-Section B-B, 1539-P-400-Entrance Façade, 1539-P-401-Entrance Section  
1539-DT-P-500, 1539-DT-P-501, 98-3107-00-100, 98-3107-00-101 and Acoustic planning report ref. 17109-R02-C (dated 30/10/17).

Reason:

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

- 4 Prior to operation of the rooftop plant hereby approved, details shall be submitted to and approved in writing by the Council, of the external noise levels emitted from plant equipment and any mitigation measures as stated in report ref: 17109-R02-C dated 31/10/2017. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA, or 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Noise emitted by standby or emergency generators during power outages or testing shall not exceed the lowest daytime LAeq(15min) as measured or calculated according to BS4142.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 Plant, equipment and 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. Such measures shall be permanently retained and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 7 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 No music shall be played on the terraces in such a way as to be audible within any

adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 9 The terraces shall not be occupied between 7pm and 7am.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The proposed entrance would align with the main building line, and would again be constructed as a contemporary glazed curtain wall with powder coated metal framing. No. 84 Theobald's Road, which is adjacent and similar in appearance to No. 98, has an entrance façade that is nearly flush with the main elevation. This extension in terms of its design, siting and scale is considered to have an acceptable impact on the character of the host property and the surrounding area. It is not considered to cause harm to the amenity of neighbouring occupiers. Advertisement consent has been granted for the proposed illuminated sign on the front elevation under planning ref. 2017/4661/A.

The replacement of all existing windows with like-for-like aluminium windows would have no impact on the appearance of the building. As the replacement windows will match the siting and scale of the existing windows, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The proposed double glazed roof to replace the existing ETFE roof is acceptable in terms of design and appearance. The proposed roof would be almost identical in scale, profile and appearance to the existing roof form, and could offer improved longevity against weathering. The new roof is not considered to have a detrimental impact on the appearance of the host building or the amenity of neighbouring properties given its siting.

The proposed frosted glass balustrades to the external terraces on the rear elevation of the building at fifth, sixth and seventh floor would have an acceptable impact on the appearance of the building, as they generally follow the linear design of the building at the upper levels. The material would be sympathetic to the existing modern architecture of the building. The balustrades are considered acceptable in terms of their siting, height, materials and design. The new balustrades are not considered to harm the character of the host property or the surrounding area.

A residential block is located 20m away to the rear of the building. The proposal seeks to provide outdoor terraces with obscurely glazed balustrades with seating for staff use. Due to the fact the existing windows of the office building currently

overlook the residential flats opposite, and that the areas would be for staff use during business hours, the provision of outdoor terraces at high level is considered unlikely to result in a material loss of privacy to the flats. Conditions have been attached to limit the hours of use of the balconies to normal working hours, and to prevent the playing of music.

The replacement plant on the roof of the building will match the existing footprint, however the height of the plant equipment would be 1m lower in height. The replacement plant would not have a materially greater visual impact at roof level than the existing. Overall, given the nature of the plant equipment and its limited views, it is considered that the proposal would preserve the character and appearance of the host building and the wider area.

The acoustic report submitted states that some mechanical plant or attenuation materials are unknown and provides either predicted noise levels or noise specific goals to be met. The Council's Environmental Health Team however found it to be acceptable subject to the attached conditions being met, the plant equipment would therefore not result in a material impact on the living conditions of neighbouring properties.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan. The proposed development also accords with the London Plan and the National Planning Policy Framework.

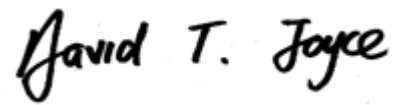
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning