

Ms Mia Scaggiante  
Savills (UK) Limited  
Finsbury Circus House  
15 Finsbury Circus  
London  
EC2M 7EB

Application Ref: **2017/5260/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 2534

11 December 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:  
**44-46 Eagle Street**  
**London**  
**WC1R 4FS**

#### Proposal:

Alterations to windows, gate and office entrance to front elevation; replacement of rooftop plant and installation of associated screening; installation of 1x rooflight at roof level and 1x rooflight at second floor level; formation of terrace at roof level and second floor level; erection of single storey 'garden' room and associated works to office building (Use B1a)

Drawing Nos: 1015\_S\_001\_PL (OS Extract); 1015\_S\_002\_PL; 1015\_EX\_LG\_PL;  
1015\_EX\_00\_PL; 1015\_EX\_MZ\_PL; 1015\_EX\_01\_PL; 1015\_EX\_02\_PL;  
1015\_EX\_03\_PL; 1015\_EX\_RF\_PL; 1015\_EE\_S\_PL; 1015\_EE\_N\_PL; 1015\_ES\_BB\_PL;  
1015\_GA\_LG\_PL; 1015\_GA\_00\_PL; 1015\_GA\_01\_PL; 1015\_GA\_02\_PL;  
1015\_GA\_03\_PL; 1015\_GA\_RF\_PL; 1015\_GE\_S\_PL\_P2; 1015\_GE\_N\_PL;  
1015\_GS\_BB\_PL; 1015\_GS\_BB2\_PL; 1015\_ED\_120\_P1; 1015\_ED\_121\_P1;  
1015\_ED\_130\_P1

Design and Access Statement dated 05 September 2017 by Buckley Gray Yeoman;  
Heritage Statement dated September 2017 by JLL; Archaeological Desk Based  
Assessment by CgMs Heritage dated August 2017 (CgMs Ref: RM/23635); Environmental  
Noise Survey and Plant Noise Assessment Report dated 12 September 2017 (Ref:  
24456/PNA1-Rev2); Planning Statement by Savills dated September 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 D1 [and D2 if in CA] 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:

1015\_S\_001\_PL (OS Extract); 1015\_S\_002\_PL; 1015\_EX\_LG\_PL;  
1015\_EX\_00\_PL; 1015\_EX\_MZ\_PL; 1015\_EX\_01\_PL; 1015\_EX\_02\_PL;  
1015\_EX\_03\_PL; 1015\_EX\_RF\_PL; 1015\_EE\_S\_PL; 1015\_EE\_N\_PL;  
1015\_ES\_BB\_PL; 1015\_GA\_LG\_PL; 1015\_GA\_00\_PL; 1015\_GA\_01\_PL;  
1015\_GA\_02\_PL; 1015\_GA\_03\_PL; 1015\_GA\_RF\_PL; 1015\_GE\_S\_PL\_P2;  
1015\_GE\_N\_PL; 1015\_GS\_BB\_PL; 1015\_GS\_BB2\_PL; 1015\_ED\_120\_P1;  
1015\_ED\_121\_P1; 1015\_ED\_130\_P1

Design and Access Statement dated 05 September 2017 by Buckley Gray Yeoman; Heritage Statement dated September 2017 by JLL; Archaeological Desk Based Assessment by CgMs Heritage dated August 2017 (CgMs Ref: RM/23635); Environmental Noise Survey and Plant Noise Assessment Report dated 12 September 2017 (Ref: 24456/PNA1-Rev2); Planning Statement by Savills dated September 2017.

Reason:

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

- 4 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of the proposed new metal gate;

b) Manufacturer's specification details of the proposed paving slabs to the rear courtyard and passageway (to be submitted to the Local Planning Authority) and

samples of those materials (to be provided on site).

c) Manufacturer's specification details of the grey and white glazed brick slip (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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

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, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 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, by 15dBA where the source is tonal, 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 policy A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of the use of the plant equipment, automatic time clocks shall be fitted to the equipment/machinery hereby approved, to ensure that the plant/equipment does not operate between 23:00hrs and 07:00hrs. The timer shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden

Local Plan 2017.

- 8 Prior to the commencement of the use of the plant equipment, the extract ventilating system and air-conditioning plant shall be provided with acoustic louvre screening in accordance with the recommendations of the Environmental Noise Survey and Plant Noise Assessment Report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the front elevation of the application building are considered appropriate for the age and style of the building. The replacement of the windows and the enlargement of the outer bay windows are considered sympathetic to the character and appearance of the building, resembling the appearance of the building prior to alterations and modifications to the front elevation during the 1970s and 1980s. This has been supported by submitted historical evidence of the building and Bloomsbury Conservation Area.

The proposal seeks to reconfigure the street elevation at ground floor. The main entrance to the offices would be relocated from the internal courtyard route to the street with a canopy added above. All window openings at street level would be enlarged by dropping the cills. A new metal gate would enclose the courtyard route. Grey and white brick slip panelling would be applied to the front elevation at ground floor level. Further details of the slip panelling and the metal gate would be secured by condition to ensure high quality detailing that preserves the character and appearance of the conservation area.

Within the courtyard, the development consists of the erection of a 'garden' office room, which is considered to be subordinate to the host site and building. The rear courtyard is at a lower ground level than the neighbouring sites and its visual impact would be low when viewed from these sites. It will be constructed of timber cladding and glazing with green roofing and 1x central rooflight. The contemporary choice of materials in this instance is considered to be acceptable in this instance due to its location at the rear of the site where it would not be visible from the public realm.

Also within the courtyard and the internal route, the existing hardstanding would be repaved with the introduction of soft landscaping within the courtyard. This is considered to be acceptable in principle although further details of the proposed paving will be secured by condition to ensure high quality detailing.

To the rear the pitched roof of the two storey extension would be replaced by a flat

roof with a roof terrace which will be inset from the rear; 1x rooflight and the erection of an enclosure for mechanical plant at second floor level. The terrace will consist of timber planting and metal black painted balustrading. Also at the rear of the building and extension, the existing windows would be replaced and enlarged with the installation of a door at second floor level (to provide access to the terrace). These alterations are considered to be acceptable and an improvement to the application site whilst not affecting the street scene by virtue of its rear location.

At fifth floor (roof) level, another terrace would be formed with the installation of 1x rooflight; the erection of an enclosure for mechanical plant and an enclosure for the stair core. The fifth floor terrace would consist of timber planting and black metal painted balustrading. The stair core enclosure would be constructed of grey brick and the plant enclosure of acoustic metal louvres. The developments at roof level would not be viewed from the street and are therefore considered to be appropriate.

Overall, the development is considered to preserve and enhance the host building and the surrounding Bloomsbury Conservation Area.

2 [Continued]

The application is accompanied by an acoustic report that demonstrates the proposed plant will comply with Camden's noise standards and that will only operate within daytime hours of between 0:700hrs and 23:00hrs. As a safeguard, a condition will be attached to restrict the time of the operation of the proposed plant to daytime hours (07:00hrs-23:00hrs) as specified in the submitted acoustic report.

Other conditions will be attached upon approval in respect to the proposed plant to ensure there is no adverse impact to adjoining residential occupiers. This is a condition so that the external noise level emitted from the proposed machinery shall be lower than the lowest existing background noise level by 10dBA (by 15dBA where the source is tonal); and a condition to ensure the acoustic mitigation measures as also specified in the report are installed prior to first use of the proposed mechanical plant.

Camden Local Plan policy A1 states that the Council 'will require mitigation measures where necessary'. This includes repairs or improvements to the highway where it is considered at the development would cause damage to the public highway as a result of its construction. A contribution towards the public footway immediately adjacent to the site will be secured by a S106 legal agreement as it is considered this would be likely to be damaged as a direct result of the proposed works. This financial contribution will be a bond that can be returned should no damage to the public highway by the site occur as a result of the construction of the scheme. A Construction Management Plan (CMP) is not required necessary for this proposal as minimal material will be transported to and from the site.

It is considered that the alterations to the front elevation, rear elevation and ground works would not impact upon the amenity of adjoining residential occupiers by reason of its minimal scale. The erection of the rear office room is considered to not impact upon neighbouring amenity as it will be located a lower ground level than

the neighbouring sites and the residential uses are located upon the upper floors. The formation of the terraces at second and fifth floor level is also further considered to not cause adverse amenity impacts to neighbouring occupiers, especially in regards to overlooking and noise by virtue of the distance between the terrace and the residential buildings behind, and the positioning of the terraces, which is away from immediate residential uses along Eagle Street. The second floor and fifth floor terraces are located 19.5m and 27.8m respectively from the residential buildings to the rear and 15.0m away from the dwellings at 47-51 Eagle Street (Buckley).

Internally, the proposal will result in the loss 13sqm of office space. While policy E2 resists the loss of business premises, the loss of the unusable mezzanine level not undermine the ability of the building as continued office use.

As such, the proposed development is in general accordance with policies E2, A1, A3, A4, D1, D2, CC1, CC2, CC3, T1, T2 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 3 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).
- 4 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.
- 5 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain a licence for skips or scaffolding on the public highway (including footway). Permission should

be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk)

- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 8 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.

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

