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SW12 8UQ

Application Ref: **2017/5872/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
184-192 Drummond Street
London
NW1 3HP

Proposal: Variation of condition 3 (approved drawings) of application ref: 2016/5677/P (granted on 14/03/2017) for the installation of a new entrance door, opening up of front lightwells and installation of walk-on cast iron pavement lights, removal of plant from rear enclosed area and creation of an amenity area, and installation of 2 x AC units at roof level; namely, to include a cycle storage area at rear ground floor level and associated alterations to rear access doors, installation of bollards to prevent vehicles driving over pavement light and to enclose existing pavement bin store, and extension of previously approved rear ground floor terrace.

Drawing Nos: Superseded drawings: 16D PL PRO 02 rev F, 16D PL PRO 04 rev F, 16D PL PRO 05 rev E

Amended drawings: 16D PL PRO 02 rev I, 16D PL PRO 16, 10 001, 16D PL PRO 27, 16D SK 128 Rev A, 16D SK 129 Rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission granted on 14 March 2017 under ref: 2016/5677/P.

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 For the purposes of this decision, condition no.3 of planning permission 2016/5677/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 16D PL EXT 01 rev A, 16D PL EXT 02 rev A, 16D PL EXT 03 rev A, 16D PL EXT 04, 16D PL EXT 05, 16D PL EXT 06 rev A, 16D PL PRO 01 rev D, 16D PL PRO 03 rev C, 16D PL PRO 06 rev C, 16D PL PRO 02 rev I, 16D PL PRO 16, 10 001, 16D PL PRO 27, 16D SK 128 Rev A, 16D SK 129 Rev A.

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 policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing. All such measures shall thereafter be retained and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1

of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The previously approved scheme involved the refurbishment of existing office space and therefore did not trigger the requirement for cycle storage to be provided. However, as a result of user requirements, the applicant now seeks to install a new cycle storage area at rear ground floor level and associated alterations to the rear doors to provide access. The doors would be the same in appearance as previously approved, but their position would need to be adjusted to provide access to the new bike store. Josta two-tier stands would be installed within a covered space to the rear of the building. Although it would be preferable for the storage to be provided to the front of the building, given the lack of available space and existing site constraints, it is considered acceptable in this instance.

As the proposed cycle store would be located within the previously approved terrace area, the current application seeks to amend the layout of the terrace to make up for the lost floorspace. The terrace would be extended in footprint by converting an existing area of plant. It would be located adjacent to the previously approved terrace and is not considered to result in any additional impacts that would harm neighbouring amenity.

The proposed bollards are required to prevent vehicles driving over the pavement lights and to enclose the existing pavement bin store. The new bollards would be located predominantly along the Drummond Street elevation, as there are already 5 Bollards on Stanhope Street. The bollards would run alongside the pavement lights which would be within the curtilage of the application site. They would not restrict pedestrian movement along the pavement and the public highway would remain at an acceptable width for free-flowing movement. The same bollards would be installed to delineate the existing on-street bin storage. They would match the appearance of those on Drummond Street, and would have limited impact on the public highway given the fact that the bins are permanently stored in this location.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, daylight or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

As such, the proposed development is in general accordance with policies A1, T1 and D1 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).

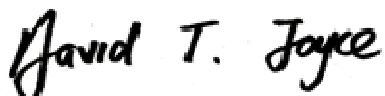
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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