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Application Ref: **2017/6286/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

1 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**54-66 Whitfield Street
LONDON
W1T 4EU**

Proposal:

Erection of roof plant, 7 flues, louvre and associated equipment at roof level. Installation of new cladded extension to enclose existing recess to the north-west side elevation and new cladded enclosure extension following removal of staircase, balustrade and tube ducts at 2nd floor, and new ground floor door at rear elevation, with associated internal works.

Drawing Nos: 60WS-A-SBA-DR-XX-4013-P5, 60WS-A-SBA-DR-XX-4006-P8, 60WS-A-SBA-DR-XX-4010-P9, 60WS-A-SBA-DR-XX-4008-P10, 60WS-A-SBA-DR-XX-4014, 60WS-A-SBA-DR-00N_00S-2001-P2, 60WS-A-SBA-DR-XX-4020-P2, 60WS-A-SBA-DR-XX-4021-P2, 60WS-A-SBA-DR-XX-4022-P2, 60WS-A-SBA-DR-XX-4001-P6, 60WS-A-SBA-DR-XX-4007-P4, 60WS-A-SBA-DR-XX-4002-P4, 60WS-A-SBA-DR-XX-4009-P2, Noise assessment report by Scott Partners, Dalton Warner Davis supporting information; Planning statement, design and access statement, cover letter.

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 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:

60WS-A-SBA-DR-XX-4013-P5, 60WS-A-SBA-DR-XX-4006-P8, 60WS-A-SBA-DR-XX-4010-P9, 60WS-A-SBA-DR-XX-4008-P10, 60WS-A-SBA-DR-XX-4014, 60WS-A-SBA-DR-00N_00S-2001-P2, 60WS-A-SBA-DR-XX-4020-P2, 60WS-A-SBA-DR-XX-4021-P2, 60WS-A-SBA-DR-XX-4022-P2, 60WS-A-SBA-DR-XX-4001-P6, 60WS-A-SBA-DR-XX-4007-P4, 60WS-A-SBA-DR-XX-4002-P4, 60WS-A-SBA-DR-XX-4009-P2, Noise assessment report by Scott Partners, Dalton Warner Davis supporting information; Planning statement, design and access statement, cover letter.

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

- 4 Before the development hereby approved is commenced, a sample panel of the facing cladding, window, door and louvre demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The specific sound level from the proposed plant shall be 5dB(A) or more below the background sound level at the nearest residential receptor at any time and 5dB(A) or more below the background sound level at the nearest non-residential receptor between 08:00 and 18:00. Prior to the plant being commissioned and once the design has been finalised, a report shall be submitted to the LPA in writing detailing the proposed mitigation measures and how the plant and equipment will be installed and constructed to ensure compliance with the above requirements.

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 Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission.

The proposals mentioned above are located on two different type of buildings collectively addressed as No.54-66 Whitefield Street under B1 use class, they are leased as a laboratory facility for the joint venture Health Services Laboratories (HSL) and such proposals they consider is essential to modernise their offices for laboratory and research.

The south side Goldbearers Building No.54-60 is an older built property to the right when facing to the front elevation and is a positive contributor within the Charlotte street conservation area, The north side Walport Building No.62-66 is a more modern larger building which is not a positive contributor nor within a conservation area, however the impacts to the setting of adjoining the conservation area must be considered.

With regards to the roof top equipment, flue and ducting, the proposals are considered acceptable in principle due to the location of the area, and such works would not result materially higher than the surrounding commercial properties.

Although some additional bulk would be added to the building from the louvre screening, its high elevation, position on top of the existing roof and the large setback from the roof edges would ensure there would be very minimal visibility from the surrounding street level. The views you would get is from long distances from north to south. The proposals have been revised to reduce the height of the screens overall to reduce the bulk and to distinguish the difference between the two properties by having the louvre step in levels towards the centre.

The proposed works of roof would include the removal of existing roof plant on Walport House that projected further forwards than the proposed development. It is considered that the removal of roof plant and further set back of the proposal is considered beneficial as it would reduce views of any plants at roof level. As such, this is considered an enhancement to the conservation area and its setting.

With regarding the extension, which encloses the existing recess on the northern elevation of Walport House, this is to provide space to accommodate vertical risers. The materials of this has been revised to copper, which is considered acceptable to distinguish the new development and the host property whilst also proposing to articulate the design by installing obscure glazing to replicate the existing it replaces. Some views of this can be seen from the public realm but it is considered acceptable.

Similarly, although the proposal adds height to the existing rooftop, the host property would not obstruct the viewing corridors from Parliament Hill to the Palace of Westminster and therefore helps to preserve these important views.

Other proposals to the rear include; Removal of the unsightly, existing staircase and crane, enclosing and infilling the existing recess with copper cladding accommodating dumbwaiters from 1st to 3rd floor levels; Installation of system tube duct and balustrading and 2nd floor level and finally; Replacement ground floor door to rear of Walport House. As the proposals are to the rear elevation on facing Holland Mews East which is a rather private area to access the rear of the surrounding properties, they would not be visible within the wider public view.

The proposals are therefore considered a subordinate addition to the host property that does not harm the character and appearance of the adjacent Conservation Area. Details of the external Materials would be subject to condition.

- 2 With regards to potential noise from the roof equipment, the applicant have submitted a noise assessment report, the proposal could not fully achieve 10db below background level as per 2017 policy A4, however, the calculations in the acoustic report do include a number of mitigation measures to minimise noise to at least the British standards and at least achieve 5dB below background which with the noise officer's opinion is acceptable due to the acoustic character of the central London area and the current use of the application, as such it is considered that it would not create material harm to any adjoining occupiers subject to a suitable condition.

By virtue of its location and considerable distances away from any nearby residential properties, it is considered that it would not result in detrimental amenity concerns or harm to the surrounding location by way of a loss of light, outlook or any increases in overlooking.

No objections have been received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policies A1, A4, C1, D1 and D2 of the London Borough of Camden Local Plan. The proposed development also accords with policies the London Plan 2016, consolidated with amendments since 2011, and paragraphs of the National Planning Policy Framework.

- 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).

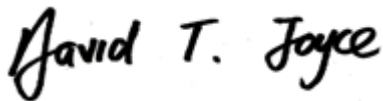
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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