

Ms Wendy Mason
Rivington Street Studio
28 Navigation Road
London
E3 3TG

Application Ref: **2017/4643/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

8 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University London Royal Veterinary College
Royal College Street
LONDON
NW1 0TU

Proposal:

Erection of single storey extension and four storey extension in north courtyard; single storey roof extension; installation of external accessibility ramp and associated conversion of window to door on front elevation; replacement windows to side and rear elevations
Drawing Nos: P.12.01; P.12.02; P.12.03; P.12.04; P.12.05; P.12.06; P.12.07; P.12.10; P.12.11; P.12.12; P.12.30; P.12.40; P.13.01; P.13.02; P.13.03; P.13.04; P.13.10; P.13.11; P.13.12; P.13.40; P.14.01; P.14.02; P.14.03; P.14.04; P.14.05; P14.10; P.14.20; P.25.30; P.25.31; SK20171212 (dated Nov 17); SK20171212; P.05.01; Design and Access Statement (dated August 2017); Foul Water and Surface Water Drainage Strategy prepared by Momentum dated 09.08.2017; Construction Management Plan prepared by Alan Bush (dated 1/2/18); RVC Logistics Site Plan; RVC Camden Hobday Building Programme

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: P.12.01; P.12.02; P.12.03; P.12.04; P.12.05; P.12.06; P.12.07; P.12.10; P.12.11; P.12.12; P.12.30; P.12.40; P.13.01; P.13.02; P.13.03; P.13.04; P.13.10; P.13.11; P.13.12; P.13.40; P.14.01; P.14.02; P.14.03; P.14.04; P.14.05; P.14.10; P.14.20; P.25.30; P.25.31; SK20171212 (dated Nov 17); SK20171212; P.05.01; Design and Access Statement (dated August 2017); Foul Water and Surface Water Drainage Strategy prepared by Momentum dated 09.08.2017; Construction Management Plan prepared by Alan Bush (dated 1/2/18); RVC Logistics Site Plan; RVC Camden Hobday Building Programme

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

- 4 Prior to installation, full details of all plant equipment including proposed location, manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall 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 policies A1 and A4 the London Borough of Camden Local Plan 2017.

- 5 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 gate to the accessibility ramp (made from salvaged railings) and new entrance door including fanlight.

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.

- 6 Before the development commences, details of the additional secure cycle storage areas for 15 cycles (long stay) and 22 cycles (short stay) shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the completion of the development hereby approved, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 The development shall be implemented strictly in accordance with the details and measures contained in the Construction Management Plan prepared by Alan Bush (dated 1/2/18) hereby approved, which shall be maintained and complied with throughout the entire construction period.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension in the internal northern courtyard is considered to be a subordinate addition that would retain the sense of the area as an open space. The proposed materiality would be complementary to the existing building, tying in with the black metal Crittall window frames evident elsewhere on the building. The four-storey core extension of matching brickwork would be situated in the same lightwell and would have no prominence apart from in views from within the building. By virtue of its small footprint, it would be a subordinate addition to the host building.

The extension at roof level would infill an existing area currently used for plant equipment and would not increase the overall main roof height. It would not be read as additional bulk to the building or be prominent in public or private views. It would be constructed in matching materials so as to read as a continuation of the existing building.

It is proposed to enlarge an existing window opening on the front elevation at ground floor level to create a new door opening for an accessibility ramp. Although the enlargement will cause a degree of harm to the symmetry and overall presentation of the building in the streetscene, officers consider this to be outweighed by the public benefit of the improved accessibility of the building. The access ramp has been designed in accordance with Part M of the Building regulations. The design approach would mean that the stone plinth to the entrance

would remain intact and the section of removed railings would be re-used to create a gate to the ramp. Details of the gate will be secured by condition.

All windows are to be upgraded through a combined of restoration and replacement work depending on their location. The windows on the front elevation, which are integral to the building's contribution to the conservation area, will be restored and the existing poor-quality secondary glazing will be upgraded so it will not be visible from the street. The remaining non-prominent windows to the rear of the flank walls and rear elevation will be replaced with fine section aluminium which is considered to preserve the character of the building.

The floorspace uplift would amount to 390sqm; however, it is not considered appropriate to apply Policy H2 in this instance; firstly because the application site is not in the Central London Area or a town centre and secondly as self-contained housing would not be compatible with the character and operational requirements of the non-residential use.

The extensions would be contained within the building's envelope and are located a sufficient distance away from surrounding occupiers for there to be no adverse impacts on the amenity of adjoining residential occupiers. The installation or replacement of any plant equipment will be controlled by a condition.

In accordance with Policy T2, 15 long stay cycle parking spaces are provided adjacent to the existing cycle store to the south-east corner of the service yard and 22 short stay cycle parking spaces to cater for the staff and student uplift. Additionally, showers and lockers for cyclists are to be provided at lower ground floor level. The facilities will be secured by condition.

The applicant has submitted a construction management plan (CMP) which is acceptable in transport terms and a condition will ensure construction is carried out in accordance with the CMP to ensure construction work does not impact on the amenities of local people or the transport network.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

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

As such, the proposed development is in general accordance with policies A1, D1, D2, T2, H2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

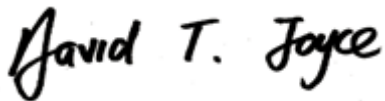
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning