

Application ref: 2017/3789/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 15 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Pellings LLP
24 Widmore Road
Bromley
BR1 1RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
78 Holmes Road
London
NW5 3AP

Proposal: Reconfiguration of workshop, storage and office uses and alterations including replacement windows, glazed curtain walling and aluminium cladding to internal elevations, glazed pedestrian entrance with canopy to the south elevation, new roof plant including acoustic screening, boiler flue to west roof, substation, photovoltaic panels to north roof, reconfiguration of waste skip in central yard and cycle parking.

Drawing Nos: Design & Access Statement July 2017, Structural Appraisal Report on Proposed Planning Submission by Gledsdale Associates July 2017, Energy Strategy & Low Zero Carbon Feasibility Report P1 1st February 2018, Plant Noise Assessment Report 17/0372/R1 11th July 2017, 274 009 P01 C, 274 009 P02 A, 274 009 P03 A, 274 009 P04 B, 274 009 P05 A, 274 009 P06 A, 274 009 P07 B, 274 009 P08 A, 274 009 P10 D, 274 009 P11 B, 274 009 P12 B, 274 009 P13 D, 274 009 P14 C, 274 009 P15 D, 274 009 P16 D, 274 009 P17 D, 274 009 P20 B, 274 009 P021, 274 009 P022 and 274 009 P037, Broxap High Rise Two Teir Cycle Rack Specification, Apollo Cycle Shelter for Hi-Rise Specification

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 this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement July 2017, Structural Appraisal Report on Proposed Planning Submission by Gledsdale Associates July 2017, Energy Strategy & Low Zero Carbon Feasibility Report P1 1st February 2018, Plant Noise Assessment Report 17/0372/R1 11th July 2017, 274 009 P01 C, 274 009 P02 A, 274 009 P03 A, 274 009 P04 B, 274 009 P05 A, 274 009 P06 A, 274 009 P07 B, 274 009 P08 A, 274 009 P10 D, 274 009 P11 B, 274 009 P12 B, 274 009 P13 D, 274 009 P14 C, 274 009 P15 D, 274 009 P16 D, 274 009 P17 D, 274 009 P20 B, 274 009 P021, 274 009 P022 and 274 009 P037, Broxap High Rise Two Teir Cycle Rack Specification. Apollo Cycle Shelter for Hi-Rise Specification.

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

- 3 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.

- 4 Prior to first installation of the plant equipment hereby approved, details of the acoustic screening/mitigation for each element of plant shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be designed and specified in accordance with the recommendations of the Acoustic Report hereby approved and shall be installed prior to the first use of any plant equipment hereby approved, and thereafter maintained and retained

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 6 Prior to the commencement of the development details of an updated/ revised sustainability report or technical note authored or approved by an appropriately qualified professional shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the Be Green' BRUKL figures, ASHP meter details and details to show that the ASHP meets the performance standards as set out in the ECA and MGS certification. The energy and sustainability measures shall thereafter be implemented in only accordance with the approved details.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 The proposed cycle storage shown on the approved plans and supporting documents shall be provided at the site prior to the first use of the development and shall be 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.

Informatives:

- 1 Reasons for granting permission

The application site is the Council depot located on Holmes Road Kentish Town. The building on the site comprises a post-war 2-3 storey building with frontages onto Holmes Road and Spring Place arranged around a central courtyard. The site is not located in a conservation area and contains no listed buildings, although the site is adjacent to the Inkerman Conservation area and the Grade II listed Kingsway College.

The development proposes the reconfiguration of the workshop, storage and office uses on the site and alterations including replacement windows, glazed curtain walling and aluminium cladding to internal elevations, glazed pedestrian entrance with canopy to the south elevation, new roof plant including acoustic screening, boiler flue to west roof, substation, photovoltaic panels to the north roof, reconfiguration of the waste skip in central yard and cycle parking.

The development would result in minor reductions in the level of workshop, storage and office floorspace at the site. The areas being removed are mainly existing internal mezzanine areas which have limited usability. The reconfiguration of the uses would increase the functionality and efficiency of the site and the development would enhance employment at the site.

The external alterations would be limited and would include replacement aluminium framed windows and glazed pedestrian entrance with canopy to the south elevation. These alterations would harmonise with the character and appearance of this post-war building. The development also proposes external alterations to the courtyard including glazed curtain walling and aluminium cladding which would again complement the building. The inner elevations are not visible outside the site. The roof alterations including the extended plant screen, boiler flue and photovoltaic panels to the north roof would be minor alterations which would have a functional appearance and which would not clutter the roofscape or harm the appearance of the building. Overall, the facility would be refurbished and modernised and the alterations would harmonise with the building and area.

The development would not impact on the residential amenity of nearby residents. The development has been submitted with a noise survey which demonstrates that the Council's standards would be met and a condition would secure details of the

plant screening, which shall be specified to meet the recommendations of the Acoustic Report

The vehicle access and servicing arrangements would remain as existing. The development would provide new cycle parking spaces within the central courtyard area along with showers and changing rooms, which would improve sustainable transport provision to the site. A condition would secure the details of the cycle parking. The scale of the development means that a highways contribution and construction management plan are not required.

The development would upgrade the sustainability and energy efficiency of the facility through enhanced insulation to improve thermal efficiency together with heat pumps and efficient ventilation plant with heat recovery systems, energy efficient lighting and photovoltaic units to the north roof. Further technical details of the sustainability and energy efficiency measures would be secured by condition.

The planning history of the site has been taken into account when coming to this decision. No objections were received on this application.

As such, the proposed development is in general accordance with policies C5, E2, A1, A4, D1, D2, CC1, CC2, CC3, CC4 and T1. 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.
- 4 The applicant should be advised that mechanical cooling systems will not function efficiently (energy) or effectively (comfort) with windows open. The building management plan should take account of this; building managers and users should receive appropriate technical and awareness training.

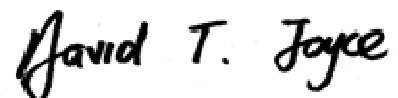
The photovoltaic cells shall include the installation of a meter to monitor the energy output from the approved renewable energy system and ongoing maintenance.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning