

Application ref: 2017/6080/P  
Contact: Laura Hazelton  
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Date: 27 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Cyclone House**  
**27 - 29 Whitfield Street**  
**London**  
**W1T 2SE**

**Proposal:**

Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, infill of light-well at basement level, removal of rendered panels and application of mineral paint treatment to existing brickwork.

**Drawing Nos:**

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

Existing drawings:

51517-P-01 rev D, 51517-P-10 rev C, 51517-P-11 rev C, 51517-P-12 rev C, 51517-P-13 rev C, 51517-P-14 rev E, 51517-P-30 rev D, 51517-P-31 rev C, 51517-P-50 rev D, 51517-P-51 rev F.

Proposed drawings:

51517-P-20 rev D, 51517-P-21 rev C, 51517-P-22 rev E, 51517-P-23 rev H, 51517-P-24 rev K, 51517-P-25 rev L, 51517-P-26 rev I, 51517-P-40 rev K, 51517-P-41 rev L, 51517-P-60 rev N, 51517-P-61 rev O.

Documents:

Heritage and Townscape Report Revised Scheme prepared by Philip Davies Ltd dated October 2017, Design and Access Statement dated 26th October 2017, Addendum to Design and Access Statement dated 14th March 2018, PAYE brick repair and render removal statement dated 14th March 2018, Planning statement dated October 2017, cover letter dated 30th October 2017, Noise and Vibration Assessment ref: 14907.NVA.01 Rev.B dated 27th October 2017, Planning Compliance Report ref: 14907.PCR.01.Rev C dated 27th October 2017, Daylight and Sunlight Study dated 27th October 2017.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Plan, elevation and section drawings of proposed balustrades, canopies, lightwell glazing and entrance railings at a scale of 1:20.
- b) Samples and manufacturer's details at a scale of 1:10 of brickwork, with a full scale sample panel of brickwork of no less than 1m by 1m demonstrating the proposed colour, texture, face-bond, pointing, salvaged brick and mortar repairs and the finished surface treatment and colour.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The sample panel of brickwork shall not be approved without first having been referred to the Council's Member's Briefing Panel.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 4 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 (15dB if tonal components are present) 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 surrounding premises is not adversely affected by noise from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 The noise level in rooms at the development hereby approved shall meet the noise standards specified in BS8233:2014 for internal rooms and external amenity areas.

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

- 7 No music or amplified sound shall be played on the premises (including roof terrace) at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 8 Full details in respect of the green roof in the area indicated on the approved roof plans (rear 1st floor and front 3rd floor) shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The building shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A1, A3, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017.

- 9 The use of the 4th (top) floor roof terrace hereby permitted shall be restricted to the following times: 8am-6pm Monday - Fridays. The terrace shall not be used on Saturdays, Sundays and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies G1 and D1 of the London Borough of Camden Local Plan 2017.

- 10 The use of the rear 1st and 2nd floor roofs and the front 3rd floor roof area shall not be used other than for maintenance and emergency, and shall be maintained and retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 11 Notwithstanding what is shown on Drawing 51517-P-61 Rev O hereby approved, the lower part of the 4x windows facing the rear of Colville Place and rear of Goodge Street shall be obscurely glazed, permanently fixed shut and non-openable in perpetuity to a height of 1.1 metres from internal finished floor level.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 12 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used as an educational institution or place of worship.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise in accordance with policies G1, A1 and A4 of the London Borough of Camden Local Plan 2015.

- 13 Notwithstanding what is shown on Drawing 51517-P-61 Rev O hereby approved, the railings to the 2x sets of French doors facing Colville Place, at 3rd floor level shall be installed to a height of 1.1 metres from internal finished floor level and retained and maintained as such in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 14 The 2 x ground floor windows facing Colville Place shall be permanently fixed shut.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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,

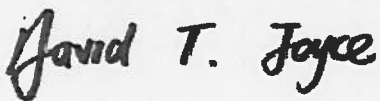
- access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control 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.
  - 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
  - 4 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

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