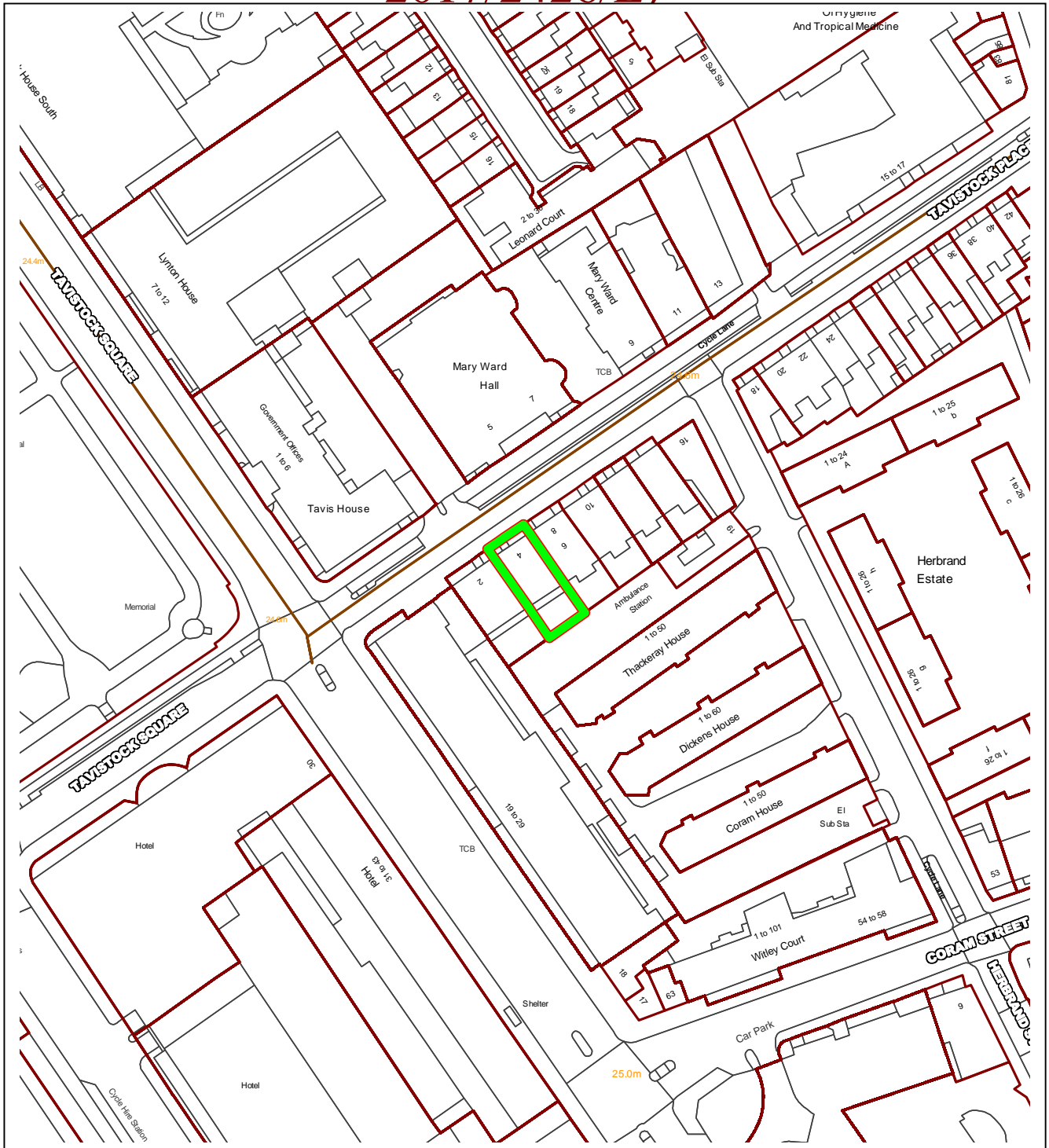


# 4 Tavistock Place (2017/1918/P and 2017/2426/L)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2017/1918/P and 2017/2426/L - 4 Tavistock Place

1. Front elevations of Nos. 2 and 4 Tavistock Place



2. View from fifth floor terrace of application site of adjoining extensions at 2 Tavistock Place.





3. View to the south from existing fifth floor terrace.



4. Existing roof extension



5. Rear elevations of the site and adjoining terrace



6. Rear elevation of 2 Tavistock Place



7. Existing rear ground floor elevation of 4 Tavistock Place



8. Existing rear ground floor elevation of 4 Tavistock Place



9. Building to rear of site



<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/05/2017	
		N/A		<b>Consultation Expiry Date:</b>		25/05/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Emily Whittredge				2017/1918/P and 2017/2426/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Tavistock Place London WC1H 9RA				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>(i) Refurbishment and enlargement of B1 office space including minor excavation of lower ground floor to increase ceiling height, single storey rear extensions at ground, third, fourth and fifth floor levels with associated terraces at third, fourth and fifth floor levels and enlargement of all rear window openings.</p> <p>(ii) Internal alterations on all levels and external alterations including minor excavation of lower ground floor to increase ceiling height, single storey rear extensions at ground, third, fourth and fifth floor levels with associated terraces at third, fourth and fifth floor levels; and enlargement of all rear window openings;</p>							
<b>Recommendation:</b>		<p>i) Grant conditional planning permission subject to S106 legal agreement</p> <p>ii) Grant conditional listed building consent</p>					
<b>Application Type:</b>		<p>(i) Full Planning Permission</p> <p>(ii) Listed Building Consent</p>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		<p><u>Site notice:</u> 03/05/2017-24/05/2017, revised proposal advertised 04/08/2017-25/08/2017</p> <p><u>Press notice:</u> 04/05/2017-25/05/2017, revised proposal advertised 02/08/2017- 23/08/2017</p> <p>Two objections have been received from the Ground Floor Flat, 6 Tavistock Place and the occupants of 6 Tavistock Place, in relation to the original pre-amendment proposal.</p> <p>The occupants of the Ground Floor Flat, 6 Tavistock Place raised the following issues.</p> <ol style="list-style-type: none"> <li>1. Ground floor extension would reduce views from flat</li> <li>2. Overlooking from ground floor extension roof</li> <li>3. Additional wall height would reduce light to garden</li> </ol>					



	<p><i>Officer comment</i></p> <ol style="list-style-type: none"> <li>1. Loss of a view is not a material planning consideration; however, issues of amenity are discussed in section 2.4 of the report below.</li> <li>2. Use of the roof of the proposed rear extension would be limited to maintenance access only. This would be ensured by attaching a condition to the planning permission.</li> <li>3. The existing site boundary wall measures 2.4m high. No increase in height to the wall is proposed as part of the planning application. The proposed ground floor extension would be 1.5m long and 3.4m high on the boundary nearest 6 Tavistock Place, then stepping 0.6m away from the boundary and extending a further 2m at the same height. For amenity issues, refer to section 2.4 below.</li> </ol> <p>The following objections were received from Tamar House RTM Company LTD on behalf of the occupants of 6 Tavistock Place:</p> <ol style="list-style-type: none"> <li>1. Noise from development will disturb neighbouring buildings.</li> <li>2. The isometric views in the Design &amp; Access Statement show a step in wall height between 4 and 6 Tavistock Place. The wall does not currently step up beside the building and I do not want additional wall height that will keep light from my garden.</li> <li>3. Object to basement excavation due to nuisance it will cause to neighbouring residents and risk of structural damage to neighbouring blocks.</li> <li>4. If planning permission is granted there should be strict adherence to the associated CMP.</li> </ol> <p><i>Officer comment</i></p> <ol style="list-style-type: none"> <li>1. A CMP will be secured via a s106 legal agreement, part of which will ensure measures are taken to minimise any impact from construction works on neighbouring properties.</li> <li>2. The amenity impact of the proposal is discussed in paragraph 2.4 of this report.</li> <li>3. The basement excavation works are discussed in paragraph 2.5 of this report.</li> <li>4. A CMP will be secured via a s106 legal agreement.</li> </ol>
<p><b>CAAC/Local groups comments:</b></p>	<p><u>Bloomsbury CAAC</u> objected to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Proposed rear extensions at ground, third, fourth and fifth floor level will cause harm to the conservation area due to inappropriate design and over-intensification of development.</li> <li>2. Proposed terraces will lead to overlooking of dwellings on Herbrand Street.</li> <li>3. Alterations to the rear fenestration not in keeping with rear facades of adjacent buildings, sense of symmetry will be lost.</li> <li>4. New openings are considerably larger than those existing and adjacent and will consequently change character of the rear façade causing harm to the conservation area.</li> </ol> <p><i>Officer comment:</i></p> <ol style="list-style-type: none"> <li>1. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.</li> <li>2. The amenity impact of the proposal is discussed in paragraph 2.4 of this</li> </ol>

report.

3. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.

4. The design and conservation impact of the proposal is discussed in paragraph 2.3 of this report.

The Marchmont Association objected to the application on the following grounds:

1. Loss of residential amenity to 6 Tavistock Place
2. Pre-application advice incorrectly states that development will not be readily visible from adjoining properties
3. Encroachment on views from 6 Tavistock Place causing a claustrophobic effect
4. Loss of privacy due to roof terrace
5. Loss of daylight to No. 6

*Officer comment*

1. Amenity issues are discussed in section 2.4 below.

2. The 2016 pre-application advice provided did not relate to the current application proposal.

3 & 4. Issues of amenity are discussed in section 2.4 below.

5. A daylight/sunlight report has been provided by the applicant demonstrating that there would not be a significant loss of light to the adjoining properties as a result of the development. Additionally, the proposed rear extension has since been reduced in height and proximity to the boundary.

Bloomsbury Residents' Action Group objected to the application on the following grounds:

1. The ground floor rear extension would overshadow an adjacent garden
2. Loss of privacy and amenity of adjoining property
3. Commercial benefit must be weighed against loss of amenity.

*Officer comment*

1. A daylight/sunlight report has been provided by the applicant demonstrating that there would not be a significant loss of light to the adjoining properties as a result of the development. Additionally, the proposed rear extension has since been reduced in height and proximity to the boundary.

2 & 3. Amenity issues are discussed in section 2.4 below.

## Site Description

The site is occupied by a Grade II listed 4 storey, plus basement and loft level, mid terrace Georgian styled building currently in use as offices. Located in the Bloomsbury Conservation Area, the building forms part of a terrace of 7 listed houses, Nos. 2 – 16 (evens) Tavistock Place, that was completely rebuilt in 1975. Despite the frontage resembling the original, the rear elevation, roof and internal arrangements are modern and do not share the established floor layout or historic features of a listed building.

## Relevant History

#### 4 Tavistock Place (application site)

**2016/5179/P & 2016/5753/L** - Refurbishment and enlargement of B1 office space including excavation of single storey rear extension at lower ground floor level, single storey rear extensions at ground, third, fourth and fifth floor level with associated terraces at ground, third and fourth floor level, enlargement of all rear window openings and relocation of plant from basement to roof level. – **Granted subject to S106 09/02/2017.**

**2016/4339/PRE** - Extension to rear of building at lower ground, ground, third and fourth floor level with associated roof terraces and enlargement of existing mansard roof to provide additional office space at the site. **Pre-application letter issued 12/09/2016 advising principle of development acceptable subject to detailed design.**

**2015/0837/P & 2015/1301/L** - Change of use from office (Class B1a) to 9 residential units (Class C3), comprising 1 x studio, 2 x 1 bed, 5 x 2 bed and 1 x 3 bed flats, excavation of single storey rear basement extension and lightwell, erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows. **Refused 22/09/2015 on grounds of unacceptable loss of existing business use.**

**2011/3048/P & 2011/3049/P** - Installation of 2 x air conditioning units within steel enclosure in rear garden, enclosed by timber fencing in connection with existing offices (Class B1) (part retrospective). **Granted 24/08/2011.**

**2010/5427/P & 2010/5429/L** - The installation of new A/C unit to rear of building (Class B1) with new air handling unit located in basement and new internal air duct going through all floors. **Refused 24/12/2010.**

**8800378 & 8870156** - The erection of an extension at rear third floor level to provide additional WC accommodation ancillary to the existing office floorspace. **Granted 08/11/1988.**

#### 2 Tavistock Place (adjoining site)

**2010/0543/P** - Amendments to planning permission 2007/6132/P granted on 11/12/2008 for 'change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building', to include further enlargement of the approved roof extension. **Granted subject to s106 legal agreement 20/08/2010.**

**2007/6132/P & 2008/0910/L** - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building. **Granted subject to s106 legal agreement 11/12/2008.**

#### **Relevant policies**

National Planning Policy Framework 2012  
The London Plan 2016

#### **London Borough of Camden Local Plan 2017**

Policy G1 Delivery and location of growth  
Policy E2 Employment premises and sites  
Policy A1 Managing the impact of development  
Policy A3 Biodiversity

Policy A4 Noise and vibration  
Policy A5 Basements and Lightwells  
Policy D1 Design  
Policy D2 Heritage  
Policy T1 Prioritising walking, cycling and public transport

### **Camden Planning Guidance 2015**

CPG1 Design  
CPG4 Basements and lightwells  
CPG6 Amenity  
CPG7 Transport

### **Bloomsbury conservation area appraisal and management strategy 2011**

## **Assessment**

### **Background**

The proposal is a similar scheme to the works approved in 2016, however this application incorporates a number of significant amendments. These differences include: omission of most of the basement excavation works and complete omission of the lower ground floor, the total provision of office floor space of 755 sq. m, rather than 772.6 sq. m, a third floor extension that would be 2m wider, and a fourth floor extension that would be 0.3m deeper and 2m wider.

### **Revisions**

The original proposal has been revised during the course of the application to reduce the width by 1.2 m and height by 0.3 m of the ground floor rear extension due to its unacceptable impact on adjoining occupiers. The proposed roof terraces at fourth and fifth floor levels have been pulled off the boundary with number 2 Tavistock Place and a privacy screen is now shown on the drawings to the terraces which neighbour 6 Tavistock Place. The proposed front railings at roof level have also been omitted as has the plant room to the roof level.

### **1.0 PROPOSAL**

1.1 The proposal includes the following elements:

- Excavation of existing basement room measuring 20 sq. m by 1m to lower floor level. The total excavation would be 5m (w) x 4.4m (L) x 1m (D).
- Erection of a single storey ground floor rear extension. The extension would be formed in two parts, measuring 9m in width by 1.5m in length, and extending 2m further but inset from both side boundaries by 0.6m. The extension overall would measure 3.5m (L) x 3.4m (H) with a flat roof.
- Erection of single storey third and fourth floor rear extensions. The third floor extension would measure 6.7m (W) x 1.5m (D) x 2.9m (H). The fourth floor extension would measure 6.7m (W) x 1.6m (D) x 2.8m (H). The rear extensions would be finished in zinc cladding to match the rear extensions of the adjoining property at No. 2 Tavistock.
- The profile of the existing fifth floor roof extension would be changed from a sloping to a vertical elevation and increase in depth by approximately 0.4m, it too would be clad in zinc.
- Alterations to rear fenestration. All existing rear window/door openings to be enlarged and standardised.
- Installation of rear roof terraces at third, fourth and fifth floor levels. The terraces would be enclosed with iron railings measuring 0.9m.
- Internal alterations on all levels to maximise existing space.
- Cycle parking enclosure for 9 no. cycles at lower ground floor level, accessed via existing front

lightwell.

- Erection of waste storage enclosure in front lighthwell

1.2 The proposal would result in the creation of a total of 96sqm of additional internal floor space within the building.

## 2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Land use;
- Design and Conservation;
- Amenity of neighbouring residential occupants;
- Basement excavation
- Transport

### 2.2 Land use

Land Use Details:			
	Use Class	Description	Floorspace GIA (sqm)
Existing	B1(a)	Office	676
Proposed	B1(a)	Office	755

2.2.1 It is noted that the recently refused scheme (2015/0837/P) for the conversion of the site from office to residential use was refused solely on the loss of B1 space that would occur as a result of the development. In light of this, the retention and expansion of the existing B1 space proposed as part of this application is considered acceptable and welcomed and would comply with policy E2.

### 2.3 Design and Conservation

2.3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Local Plan Policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3.2 It is noted that the host building is listed by virtue of it replacing a former (assumed listed) building following fire damage at the site. The building is essentially a modern development built in facsimile with a Georgian style replica façade. The front façade is the only element of special interest of the building. The interior of the building consists of concrete floors and walls and does not contain any historic features usually associated with a designated heritage asset.

2.3.3 The proposal includes alterations to the rear elevation and roof of the host building. The elements to be demolished are not set out as being of value in the listing statement, are generally to the rear of the site or to an area of roof not readily visible from the front of the building.

*Rear extensions/fenestration/terraces*

2.3.4 As stated above, the building is largely modern construction, and the special interest of the

host building lies solely in the front elevation and its context within the terrace. Sensitive redevelopment to the rear and in a concealed location on the roof would have a limited impact on the character and appearance of the conservation area, and would not harm the special interest of the listed building.

- 2.3.5 To the ground floor a single storey rear extension is proposed which is in line with the lower ground floor extension to No.2 Tavistock Place. It is also pulled off the boundaries of the neighbouring properties at a distance of 0.6m from the boundary with No 2 and 0.7m with No.4 which reduces the impact of the proposal. The proposal is considered to be of an acceptable scale, height, mass and bulk in relation to the host property and in terms of detailed design in relation to the proposed proportions and fenestration details.
- 2.3.6 Rear extensions are also proposed at the third, fourth and fifth floor levels with roof terraces being proposed at all levels. The extensions at third and fourth floor levels are proposed to extend the building out by 1.6m and then a terrace of 1.2m is proposed. The terrace extension is cut back from the neighbouring property of No 6, creating a set back terrace on this boundary at these levels. This set back is also expressed through the design as the extensions are proposed to be clad in Zinc, whereas the set back is brick to express the relief which this offers to the rear elevation at these levels. The proposed extensions are considered acceptable in terms of size, scale and bulk as they do not dominate the terrace, the host property nor the wider conservation area. The proposed roof terraces have also been revised so they do not cover the whole element of the proposed created roof. They are set in off the boundary with No 2, and line up with the second window off this boundary. This is on both the fourth and the fifth floor level and due to the size of the balcony, they are not considered to dominate the rear elevation.
- 2.3.7 At fifth floor level a roof extension is proposed. Included within the application is a design which 'squares off' the existing roof and creates a modern flat roof squared extension. The proposal is to clad this level in Zinc, differentiating it from the lower levels and whilst it is accepted that this would push the building line out in line with the lower levels, the design is in keeping with the wider terrace and does not result in a top heavy dominated addition.
- 2.3.8 The proposed rear extensions would generally replicate the size, scale and bulk of the adjoining additions at No.2 and are considered to represent proportionate additions to the host building. Furthermore, the enlargement of the existing windows are considered to be an improvement on the existing fenestration at the site and would enhance the character and appearance of this mid-late 20<sup>th</sup> century design.
- 2.3.9 The proposed terraces would generally match the size and scale of those on the adjoining property at No.2 and would be surrounded by traditional metal balustrades, ensuring no undue harm is caused to the character of the surrounding conservation area.
- 2.3.10 Space for the storage of waste and recycling is provided in a dedicated secure area in the front lightwell at the site. This location is in keeping with adjoining and nearby properties in the area. The waste storage area would allow easy collection for waste vehicles waiting along Tavistock Place.

#### *Internal Works*

- 2.3.11 The proposal includes extensive internal works to reconfigure the existing office space, including installation of an internal lift and changes to the size and layout of the rooms. Given that the interiors were rebuilt in the 1970s, do not contain historical features and are not included in the list description of the building the internal changes are not considered to result in an unacceptable impact on the historic interest of the listed building and are therefore considered acceptable in this instance.

## 2.4 Amenity of neighbouring residential occupants

2.4.1 Consideration of amenity impacts on neighbours is a requirement of Policy A1 'Managing the impact of development'.

### *Privacy and Overlooking*

2.4.2 Through the revisions which have pulled the proposed terraces at fourth and fifth levels off the boundary with number 2 Tavistock Place by 1.9m it is not considered that these terraces would lead to the increased overlooking of the adjoining terraces and windows at Nos. 2 Tavistock Place. Whilst the proposed third, roof terraces would directly abut the existing roof terrace at 6 Tavistock Place it is considered that this impact would be sufficiently mitigated through the erection of privacy screen, to the southern side of the third and fourth floor terraces. Whilst these screens are shown on the drawings a condition requiring the details of these privacy screens to be submitted, and approved by the Council and installed prior to occupation is recommended to be attached to any permission.

2.4.3 Objections have been raised to the potential use of the ground floor extension roof as a terrace. If the roof were to be used as a roof terrace it could result in overlooking of adjoining gardens and would be considered unacceptable. Therefore, a condition is recommended to be attached to any permission restricting the use of this roof to emergency and maintenance purposes only (i.e Cleaning the windows etc.). All four windows at first floor level would include fixed juliet balustrades that would prevent casual roof access. A condition has been recommended requiring the installation and retention of the balustrades shown at first floor level, to ensure that access is restricted.

### *Daylight, sunlight, overshadowing and outlook*

2.4.4 The proposed single storey ground floor extension would extend a total of 3.5m beyond the nearest rear window of 6 Tavistock Place; however only 1.5m would immediately adjoin the boundary. The additional 2m would be set back from the boundary by 0.6m to align with the first and second floors above. A Sunlight and daylight study has been submitted as part of the assessment of this application. The report concludes that upon analysing the Average Daylight Factor (ADF) the habitable rooms at lower ground floor and ground floor will enjoy show that they will exceed the recommended minimum ADF. The report concludes that the proposals achieve the BRE Guidelines and the Mayor of London's Housing SPG.

2.4.5 The extension would measure 2.7m high and 2m long at a distance of 0.6m from the boundary adjoining the ground floor level of 2 Tavistock Place. The extension would not project further than the existing lower ground floor extension at the same property. On balance, due to the limited height and depth on the boundaries, the proposed extension would not appear unduly overbearing to the adjacent properties at 2 or 6 Tavistock Place.

2.4.6 The proposed rear extensions at third and fourth floor level would extend 1.5m and 1.6m respectively beyond the rear elevation and habitable room windows of the adjoining property at 2 Tavistock Place. However, the limited depth of the extensions and south western facing orientation of the adjoining properties would ensure no unacceptable loss of light or increased overshadowing would occur as a result of the development.

## 2.5 Basement Excavation

2.5.1 The existing building includes a single storey basement that measures approximately 108sqm. The proposal includes lowering the existing floor by 1m to increase head height within the room from 2m to 3m.

2.5.2 The recently approved scheme (application reference 2016/5179/P) and a previous refused scheme (application reference 2015/0837/P) included a substantial single storey basement level development below and to the rear of the existing building. The refused scheme was accompanied by a full Basement Impact Assessment (BIA) which had been independently reviewed and considered to provide sufficient detail to demonstrate that the proposal would maintain the structural stability of the subject building, neighbouring buildings, avoid adversely impacting on drainage and run-off at the site and avoid cumulative impacts on the water environment. The principle of the basement nor the assessment of the information submitted was used as a reason for refusal in the previous application.

2.5.3 The existing proposal has largely omitted basement excavation apart from within one existing basement room measuring 5m (w) x 4.4m (L) x 1m (D). Although the depth of the proposed excavation would be 10cm lower than the previous approval, which granted an excavation of 90cm, it is not considered that this would substantially affect the impact of development, which has been significantly reduced in scope. Both the previous application and the current application include underpinning of this area, and these works were previously found to be acceptable.

2.5.4 Although there have been changes to the policies and guidance the Council use to assess basement developments since the determination of the previous scheme, the development is smaller in scope than the previous proposal and is not contrary to current guidelines. Therefore, the applicant would not be required to undertake a new BIA audit and the submitted information is considered acceptable in this instance.

2.5.5 Given the proposed basement is to a listed building and its proximity to adjoining properties, it is considered that a basement construction plan should be secured via legal agreement.

## 2.6 Transport and Highways

### *Construction*

2.6.1 It is considered that a Construction Management Plan (CMP) including the demolition works should be secured via legal agreement for the following reasons:

- The site is highly constrained due to a lack of on-site servicing and the presence of double yellow lines to the front of the site.
- The proposal includes demolition and construction works to a listed building.
- The site is located in a Conservation Area and particular care needs to be taken when using adjacent roads
- Consultation and engagement should take place within the surrounding neighbourhood.
- Pedestrian permeability and safety needs to be a priority on the footway, which has a relatively high footfall, during any periods of demolition/construction.

### *Cycle Parking*

2.6.2 Camden's Transport Strategy, Policy T1 (Prioritising walking, cycling and public transport), and CPG7 (Transport) promote cycling as one of the preferred means of transport in the borough. The revised London Plan (2016) requires buildings in B1 use within the inner/central London area to provide 1 space per 90sqm.

2.6.3 The submitted plans demonstrate that 9 cycle parking spaces would be provided on site at lower ground floor level. This provision is considered acceptable given the constrained nature of the site and its Public Transport Accessibility Level (PTAL) rating of 6b (excellent). The Council recognise that opportunities for additional cycle storage provision are limited within the site. A condition will be included requiring the facilities to be provided prior to occupation and maintained thereafter.



## 2.7 Trees and Landscaping

2.7.1 While there are no trees located on the site, there are several large trees adjacent to the rear boundary. However, the scope of excavation has been reduced since the previous application, and no excavation is proposed to the rear of the building, therefore no further conditions are considered applicable in relation to trees in this instance.

2.7.2 The proposed plans also include a 9m strip of planting to the rear of the site at lower ground floor level. This is a welcomed addition given the limited curtilage space at the site.

## 3.0 **Recommendation**

3.1 Grant conditional planning permission subject to a Section 106 Legal Agreement.  
Grant condition listed building consent

## **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4<sup>th</sup> September 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Marek Wojciechowski Architects  
First Floor  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2017/1918/P**

30 August 2017

Dear Sir/Madam

**DRAFT**

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**4 Tavistock Place**  
**London**  
**WC1H 9RA**

## Proposal:

Refurbishment and enlargement of B1 office space including minor excavation of lower ground floor to increase ceiling height, single storey rear extensions at ground, third, fourth and fifth floor levels with associated terraces at third, fourth and fifth floor levels and enlargement of all rear window openings;

Drawing Nos: D\_09 Rev A, D\_10 Rev A, D\_11, D\_12, D\_13 Rev A, D\_14 Rev A, D\_18, D\_19, P\_00, P\_01 Rev A, P\_02, P\_03 Rev A, P\_04, P\_05, P\_06 Rev A, P\_07 Rev B, P\_08 Rev B, P\_09 Rev B, P\_10 Rev B, P\_11 Rev B, P\_12 Rev B, P\_13 Rev B, P\_14 Rev B, P\_15 Rev A, P\_18 Rev B, P\_19, P\_20 Rev A, Draft CMP, Daylight & Sunlight Report, Structural Methodology/Outline Structural Design, Design & Access Statement, M&E Outline Services Report.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 policies D1 and D2 of the London Borough of Camden Local Plan.

- 3 The approved cycle parking facilities shall be provided in their entirety prior to the first occupation of the site and permanently retained thereafter.

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

- 4 The roof of the ground floor extension hereby approved shall not be used as a terrace or amenity area, and shall be accessed only for maintenance or emergency purposes.

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

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: D\_09 Rev A, D\_10 Rev A, D\_11, D\_12, D\_13 Rev A, D\_14 Rev A, D\_18, D\_19, P\_00, P\_01 Rev A, P\_02, P\_03 Rev A, P\_04, P\_05, P\_06 Rev A, P\_07 Rev B, P\_08 Rev B, P\_09 Rev B, P\_10 Rev B, P\_11 Rev B, P\_12 Rev B, P\_13 Rev B, P\_14 Rev B, P\_15 Rev A, P\_18 Rev B, P\_19, P\_20 Rev A, Draft CMP, Daylight & Sunlight Report, Structural Methodology/Outline Structural Design, Design & Access Statement, M&E Outline Services Report.

Reason:

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

- 6 The glazed balustrades at first floor level shall be installed in conjunction with the first floor rear windows hereby approved, and shall be retained thereafter.

Reason: To prevent unreasonable overlooking of adjoining occupiers as a result of access to the adjoining roof as required by policy A1 of the London Borough of Camden Local Plan 2017.

- 7 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the south east elevation of the set back third and fourth floor level roof terraces neighbouring No 6 Tavistock Place, prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies Policy G1 (Delivery and location of growth); Policy E2 (Employment premises and sites); Policy A1 (Managing the impact of development); Policy A3 (Biodiversity); Policy A4 (Noise and vibration); Policy A5 (Basements and Lightwells); Policy D1 (Design); Policy D2 (Heritage) and Policy T1 (Prioritising walking, cycling and public transport). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

Yours faithfully

Supporting Communities Directorate

Marek Wojciechowski Architects  
First Floor  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2017/2426/L**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

30 August 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**4 Tavistock Place**  
**London**  
**WC1H 9RA**

**DECISION**

#### Proposal:

Internal alterations on all levels and external alterations including minor excavation of lower ground floor to increase ceiling height, single storey rear extensions at ground, third, fourth and fifth floor levels with associated terraces at third, fourth and fifth floor levels; and enlargement of all rear window openings;

Drawing Nos: D\_09 Rev A, D\_10 Rev A, D\_11, D\_12, D\_13 Rev A, D\_14 Rev A, D\_18, D\_19, P\_00, P\_01 Rev A, P\_02, P\_03 Rev A, P\_04, P\_05, P\_06 Rev A, P\_07 Rev B, P\_08 Rev B, P\_09 Rev B, P\_10 Rev B, P\_11 Rev B, P\_12 Rev B, P\_13 Rev B, P\_14 Rev B, P\_15 Rev A, P\_18 Rev B, P\_19, P\_20 Rev A,

The Council has considered your application and decided to grant subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby approved are only those specifically indicated on the drawings referred to above.

Executive Director Supporting Communities



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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 You are advised that no external works and extensions can commence on site until the associated planning application (ref 2017/1918/P) has been granted permission subject to a S106 legal agreement.
- 3 The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning