

Application ref: 2018/5062/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 10 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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C3M Studio  
The Workshop  
101 Hayes Way  
Beckenham  
Bromley  
BR3 6RR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**3 Bromley Place  
London  
W1T 6DB**

Proposal: Replacement glazed screen to south elevation including entrance door; replacement of glazed roof with part tiled roof, part glazed roof and flat roof and parapet; glazed extension to north elevation at 2nd floor level; replacement glazed roof to ground floor (south west corner); 5 x replacement condensers to roof; replacement glazed door and erection of balcony to south elevation at 1st floor level with cycle store below (following removal of spiral fire escape); addition of 2 rooflights to the warehouse building; and addition of 2 sash windows to east elevation.

Drawing Nos: Design and Access Statement prepared by C3M Studio dated September 2018; Noise survey prepared by Emtec dated 18/7/18; PL\_EX\_001; PL\_EX\_002; PL\_EX\_100; PL\_EX\_101; PL\_EX\_102; PL\_EX\_103; PL\_EX\_200; PL\_EX\_201; PL\_EX\_300; PL\_EX\_301; PL\_PR\_002; PL\_PR\_001; PL\_PR\_100; PL\_PR\_102; PL\_PR\_103; PL\_PR\_200; PL\_PR\_201; PL\_PR\_202

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:

Design and Access Statement prepared by C3M Studio dated September 2018; Noise survey prepared by Emtec dated 18/7/18; PL\_EX\_001; PL\_EX\_002; PL\_EX\_100; PL\_EX\_101; PL\_EX\_102; PL\_EX\_103; PL\_EX\_200; PL\_EX\_201; PL\_EX\_300; PL\_EX\_301; PL\_PR\_002; PL\_PR\_001; PL\_PR\_100; PL\_PR\_102; PL\_PR\_103; PL\_PR\_200; PL\_PR\_201; PL\_PR\_202

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

- 4 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 unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A4 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with sound attenuation and anti-vibration measures in accordance with the recommendations of the Noise survey prepared by Emtec dated 18/7/18 hereby approved. All such measures shall thereafter 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 policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first use, the west elevation of the glazed extension at second floor level hereby approved, shall be obscure glazed and permanently retained as such.

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

Informative(s):

1 Reason for granting permission

Bromley Place is a short narrow mews area, enclosed by three- and four-storey former warehouse buildings, accessed between Nos 5 & 7 Conway Street. The conservation area statement notes that No 3 is a red brick, small-scale neo-Georgian office building dating from the later 20th century with a high quality modern glazed extension.

The glazed extension at 2nd floor level would replace an existing balcony with plant on the flat roof. The size and location of the extension are considered acceptable. The design of the additional sash windows to the east elevation would match those of the host property and their location and design would be acceptable. The proposed first floor balcony to the south elevation with cycle store below would replace an existing spiral staircase. Given the location of the balcony in relation to nearby windows, the balcony would not raise any amenity concerns in terms of overlooking.

Overall, the proposed alterations are relatively minor in nature and would be sympathetic to the host property and would preserve the character and appearance of the conservation area.

The proposed west elevation of the glazed extension at 2nd floor level would face towards the rear windows of properties on Cleveland Street, and the separation distance is relatively small, therefore a condition would be included requiring this glazing to be obscure glazed.

A noise report has been submitted to support the proposed 5 replacement condensers. This states that acoustic screening will be required to meet the Council's noise thresholds. A condition would be included requiring mitigation to be provided in accordance with the noise report. A condition would also be included to ensure that the plant operated within Camden's noise thresholds.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections have been received.

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

As such, the proposed development is in general accordance with policies D1, D2, A4 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

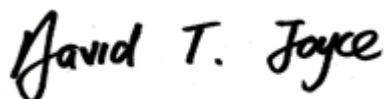
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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