

Application ref: 2018/5732/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 25 February 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Summit House
12 Red Lion Square
London
WC1R 4QH

Proposal: External alterations to create new lightwell to front, installation of 3 x air condenser units at roof level, and new amenity space. Internal alterations to create new stairwell, revised office floor plans and minor changes to fixtures and fittings.

Drawing Nos: SUM_S-01 rev P1, SUM_EX-00 rev P1, SUM_EX-01 rev P1, SUM_EX-02 rev P1, SUM_EX-03 rev P1, SUM_EX-04 rev P1, SUM_EX-05 rev P1, SUM_EX-B1 rev P1, SUM_EX-10 rev P1, SUM_EX-11 rev P1, SUM_EX-20 rev P1, SUM_EX-21 rev P1, SUM_ES-01 rev P1, SUM_ES-02 rev P1, SUM_ES-03 rev P1, SUM_ES-10 rev P1, SUM_ES-15 rev P1, SUM_ES-20 rev P1, SUM_ES-21 rev P1, SUM_EE-01 rev P1, SUM_EE-02 rev P1, SUM_EE-03 rev P1, SUM_EE-04 rev P1, SUM_EE-10 rev P1, SUM_EE-11 rev P1, SUM_EE-12 rev P1, SUM_EE-13 rev P1, SUM_EE-14 rev P1.

SUM_DE-00 rev P2, SUM_DE-01 rev P1, SUM_DE-02 rev P1, SUM_DE-03 rev P1, SUM_DE-04 rev P1, SUM_DE-05 rev P1, SUM_DE-B1 rev P2.

SUM_PL-00 rev P2, SUM_PL-01 rev P1, SUM_PL-02 rev P1, SUM_PL-03 rev P1, SUM_PL-04 rev P1, SUM_PL-05 rev P3, SUM_PL-B1 rev P2, SUM_PL-10 rev P1, SUM_PL-11 rev P1, SUM_PL-15 rev P1, SUM_PL-101 rev P3, SUM_PL-102 rev P1, SUM_PL-103 rev P1, SUM_PL-110 rev P1, SUM_PL-115 rev P1, SUM_PL-201 rev

P1, SUM_PL-202 rev P1, SUM_PL-203 rev P1, SUM_PL-204 rev P2, SUM_PL-210 rev P1, SUM_PL-211 rev P1, SUM_PL-212 rev P1, SUM_PL-213 rev P1, SUM_PL-214 rev P1, SUM_PL-301 rev P1, SUM_SK-200 rev P1, SUM_SK-201 rev P1.

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: SUM_S-01 rev P1, SUM_EX-00 rev P1, SUM_EX-01 rev P1, SUM_EX-02 rev P1, SUM_EX-03 rev P1, SUM_EX-04 rev P1, SUM_EX-05 rev P1, SUM_EX-B1 rev P1, SUM_EX-10 rev P1, SUM_EX-11 rev P1, SUM_EX-20 rev P1, SUM_EX-21 rev P1, SUM_ES-01 rev P1, SUM_ES-02 rev P1, SUM_ES-03 rev P1, SUM_ES-10 rev P1, SUM_ES-15 rev P1, SUM_ES-20 rev P1, SUM_ES-21 rev P1, SUM_EE-01 rev P1, SUM_EE-02 rev P1, SUM_EE-03 rev P1, SUM_EE-04 rev P1, SUM_EE-10 rev P1, SUM_EE-11 rev P1, SUM_EE-12 rev P1, SUM_EE-13 rev P1, SUM_EE-14 rev P1.

SUM_DE-00 rev P2, SUM_DE-01 rev P1, SUM_DE-02 rev P1, SUM_DE-03 rev P1, SUM_DE-04 rev P1, SUM_DE-05 rev P1, SUM_DE-B1 rev P2.

SUM_PL-00 rev P2, SUM_PL-01 rev P1, SUM_PL-02 rev P1, SUM_PL-03 rev P1, SUM_PL-04 rev P1, SUM_PL-05 rev P3, SUM_PL-B1 rev P2, SUM_PL-10 rev P1, SUM_PL-11 rev P1, SUM_PL-15 rev P1, SUM_PL-101 rev P3, SUM_PL-102 rev P1, SUM_PL-103 rev P1, SUM_PL-110 rev P1, SUM_PL-115 rev P1, SUM_PL-201 rev P1, SUM_PL-202 rev P1, SUM_PL-203 rev P1, SUM_PL-204 rev P2, SUM_PL-210 rev P1, SUM_PL-211 rev P1, SUM_PL-212 rev P1, SUM_PL-213 rev P1, SUM_PL-214 rev P1, SUM_PL-301 rev P1, SUM_SK-200 rev P1, SUM_SK-201 rev P1.

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

- 4 The terrace hereby permitted fronting Dane Street at 4th floor level shall not be used outside of the following times: 08:00 to 19:00 Mondays to Fridays and not

at all 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the plant equipment hereby approved, the mitigation measures as described in Environmental Noise survey and Mechanical Plant Assessment ref: 4331_ENA_B shall be installed and permanently maintained thereafter. The measures shall ensure that the external noise level emitted from plant and equipment will be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, plant 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes various external alterations including the opening up of the existing front lightwell, the installation of 3 x air conditioning units at rooftop level within an acoustic enclosure, and the creation of a new external amenity space at fourth floor level to the south west corner. Internal alterations include the creation of a new staircase, revisions to floor plans and minor associated alterations. The impact of the internal works on the special character and of the listed building is discussed as part of the determination of the associated listed building consent application reference 2018/5733/L.

The proposals originally included the creation of a rear lightwell and re-arrangement of previously approved (and installed) cycle parking facilities; however, following the removal of the proposed rear lightwell from the current application, the existing cycle parking arrangements are no longer proposed to be altered.

The proposed opening up of the existing covered lightwell to the front façade facing Red Lion Square would involve the removal of non-original fabric. The existing boundary wall and railings surrounding this space would remain as existing, and as such, there would be limited impact on the appearance of the building or streetscene.

At fourth floor level, a small area of roof to the south east corner measuring 30sqm would be converted to outside amenity space. It would be located at the same level as an existing larger terrace to the south west corner and would feature the same timber decking. New balustrading would be installed to match the material and design of the existing but ensure compliance with building regulations. It would only be marginally higher than existing and set behind the parapet, and would thus have minimal impact on the appearance of the building and would not cause harm to its special architectural character.

The building already features two plant rooms and other external plant such as chillers, extracts and air handling units at roof level which are shielded from views at street level. The new plant would be located within the same location and would remain hidden from public views at street level. Sightline drawings have been submitted to demonstrate that the new plant would not sit higher than the building's parapet, and as such, would not be visible from short or long views, or from the upper floors of neighbouring buildings.

The proposed plant would be in operation during office hours and the nearest noise sensitive windows would be 20m to the east of the site at Halsey House and 10m to the west at 10 Red Lion Square. A noise impact assessment has been submitted which demonstrates that the plant would comply with Camden's noise standards provided suitable noise attenuation measures (as recommended in the report) are installed. The Council's Environmental Health Officer has assessed the proposals and does not object to the development provided a condition is imposed requiring anti-vibration isolators and noise mitigation measures to be installed prior to use.

Given the proximity of the proposed roof terrace from the nearest residential property (the upper floors of 47-51 Eagle Street approximately 10m away), the hours of use of this terrace would be restricted to office hours only to prevent noise disturbance to neighbouring residents. The terrace would not directly overlook neighbouring windows, and thus is not considered to cause unreasonable overlooking of the nearest residential occupants. Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy.

One comment has been received relating to an existing rainfall outlet pipe. This is not relevant to the current application and has therefore been given no weight in the decision making process.

- 2 The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, A4, 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 2018.

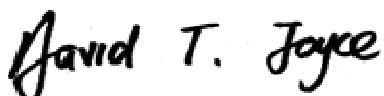
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning