

Application ref: 2016/1091/P
Contact: Sofie Fieldsend
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Date: 15 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

12-14 Greville Street
London
EC1N 8SB

Proposal:

Demolition of existing building at No. 14 Greville Street, partial demolition of No.12-13 Greville Street involving the retention of the façade of nos.12 & 13; works to enlarge existing basement(s); erection 5-storey buildings for office (B1a), jewellery workshop (B1c) and retail use (A1); alterations to retained façade and fenestration

Drawing Nos: (Existing)

01 Rev.P0, 05 Rev.P0, 10 Rev. P1, 11 Rev. P1, 12 Rev. P0, 13 Rev. P0, 14 Rev. P0, 15 Rev. P0, 16 Rev. P0,

20 Rev.P0, 30 Rev.P0, 31 Rev.P0, 32 Rev.P0,

(Demolition floor plans)

50 Rev.P0, 51 Rev.P0, 52 Rev.P0, 53 Rev.P0, 54 Rev.P0, 55 Rev.P1, 56 Rev.P1,

(Proposed)

110 Rev. P4, 111 Rev. P3, 112 Rev. P0, 113 Rev. P0, 114 Rev. P0, 115 Rev. P2, 116 Rev. P2,

120 Rev.P2, 121 Rev.P1, 130 Rev.P2, 131 Rev.P2, 132 Rev.P0

(Supporting Documents)

Daylight & Sunlight Report ref. 1411 (Waldrums) dated 5/2/16, Planning statement and heritage and townscape assessment (Montagu Evans) dated February 2016, Framework Workplace Travel Plan (Motion) dated 15/2/16, Transport Statement (Motion) dated 15/2/16, Statement of community involvement (Quatro) dated February 2015, Sustainability statement (xco2 Energy) dated February 2016, Energy statement (xco2 Energy) dated November 2015, Air quality assessment (xco2 Energy) dated January 2016, Acoustic Report ref. 4322 (WBM) dated 23rd February 2016, Historic environment assessment ref. NGR 531407 181740 (Mola) dated 3/2/16, Desk Study and Basement Impact Assessment Report (Geotechnical & Environmental Associates - GEA) dated February 2016, SK101 version A dated 2/2/16, SK100 dated 7/12/15, SK102 version B by Price and Myers (dated 2/2/16) Draft Construction Management Plan undated by Steve Devlin, Basement Impact Assessment Report (GEA) dated May 2017, Basement Impact Assessment Report Issue 4 (GEA) dated December 2017, Construction Method Statement ref. 23327 Version 5 (Price & Myers) dated February 2018, Basement Impact Assessment Audit (Campbell Reith) dated February 2018 ref. 12466-22 Revision: F1.

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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)

01 Rev.P0, 05 Rev.P0, 10 Rev. P1, 11 Rev. P1, 12 Rev. P0, 13 Rev. P0, 14 Rev. P0, 15 Rev. P0, 16 Rev. P0,

20 Rev.P0, 30 Rev.P0, 31 Rev.P0, 32 Rev.P0,

(Demolition floor plans)

50 Rev.P0, 51 Rev.P0, 52 Rev.P0, 53 Rev.P0, 54 Rev.P0, 55 Rev.P1, 56 Rev.P1,

(Proposed)

110 Rev. P4, 111 Rev. P3, 112 Rev. P0, 113 Rev. P0, 114 Rev. P0, 115 Rev. P2, 116 Rev. P2,

120 Rev.P2, 121 Rev.P1, 130 Rev.P2, 131 Rev.P2, 132 Rev.P0

(Supporting Documents)

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3 Reason: For the avoidance of doubt and in the interest of proper planning. 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, of the front elevation at a scale of 1:10.

b) Details at a scale of 1:2 part plans for plans, elevations and sections of typical details of all windows including the shopfront.

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 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 policy D1 of the Camden Local Plan.

4 Notwithstanding the details as shown on the approved drawings, nothing in this permission grants consent for the use of power coated aluminium for the front fenestration detailing on No.12-13 Greville Street. Prior to commencement of works, details of a revised materials showing painted timber for the front fenestration detailing with associated section drawings, shall be submitted to and approved by the local planning authority in writing.

The front fenestration detail shall not be implemented other than in accordance with the details as approved.

Reasons: To ensure that the development contributes towards a cohesive streetscape appearance and contributes to the character and appearance of the conservation area and in accordance with policies G1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.

- 6 Prior to first use, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first use of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017

- 7 The office windows at first and second floor level on the North elevation of the development which face onto No.11 Greville Street shall be obscurely glazed and fixed shut prior to first occupation of the development and permanently retained as such thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 9 Prior to commencement, detailed design showing the location and extent, products, energy efficiencies and confirmed energy and carbon contributions of the photovoltaic cells and air source heat pumps to be installed on the building

shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of meters to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies

- 10 Prior to commencement of any development other than site clearance & preparation a feasibility assessment for rainwater recycling should be submitted to the local planning authority and approved in writing. If considered feasible, details should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan Policies

- 11 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and any boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

- 12 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,
- (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures.
- (iv) Mitigate the effects on Crossrail, of ground movement arising from development

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), 1 (iii) and 1(iv) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

- 13 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

- 14 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development to ensure satisfactory treatment of heritage assets of archaeological interest, in accordance with Policy D2 of the Camden Local Plan 2017.

- 15 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

- 16 The cumulative sound level from building services and fixed plant shall be 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance

with the above requirements.

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

- 17 No music shall be played on the terraces in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 18 The terraces shall not be occupied between 7pm and 7am.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017

- 19 Prior to first occupation, 38 secure and covered cycle parking spaces shall be provided at basement level.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan, the London Plan and CPG7 (Transport).

- 20 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 21 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Construction Method Statement ref. 23327 Version 5 (Price & Myers) dated February 2018 and its supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 22 Before any works commence, details of how the stability of the retained principal (Greville Street) elevation of the building at 12-13 Greville Street will be maintained and protected shall be submitted to and approved by the Council. Such details shall include both temporary and permanent measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against the weather during progress of the works. The development shall not be carried out other than in accordance with the approved details.

Reason: To safeguard the special interest of the listed building and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Highways licence

Highway licenses would be required to facilitate the proposed works and the applicant would need to obtain such highway licences from the Council prior to commencing work on site.

- 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

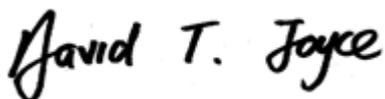
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6 You are advised to consult with the Metropolitan Police's Designing out Crime Officer to discuss internal security measures to further protect the jewellery retail unit and workshops from crime.

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