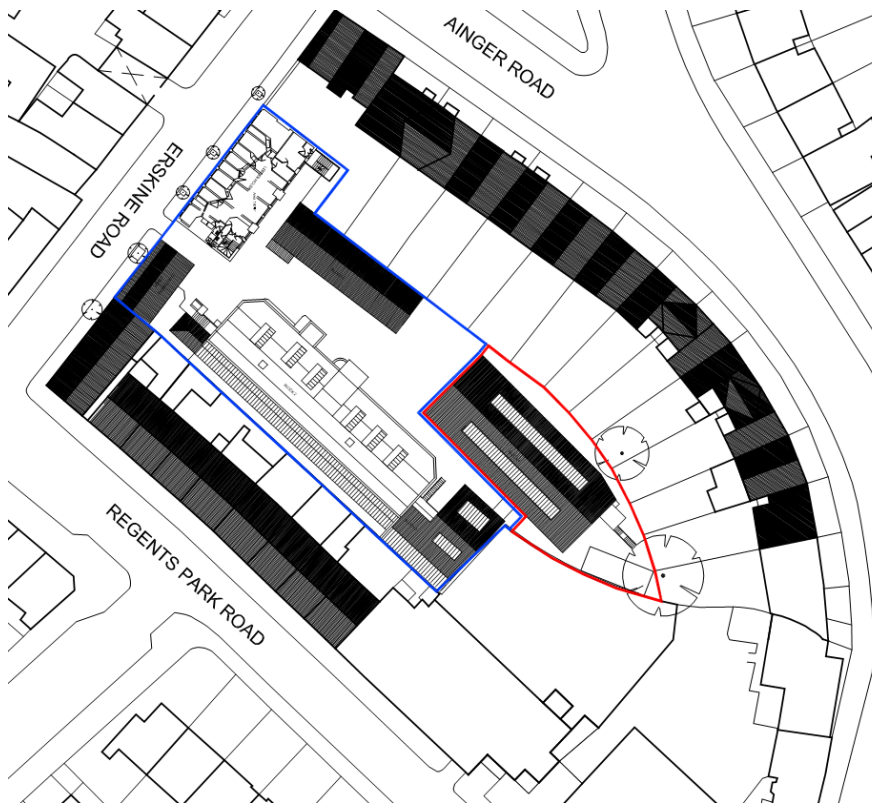


6 Erskine Road, Offices and Premises at Building 4, London, NW3 3AJ (2018/1520/P)

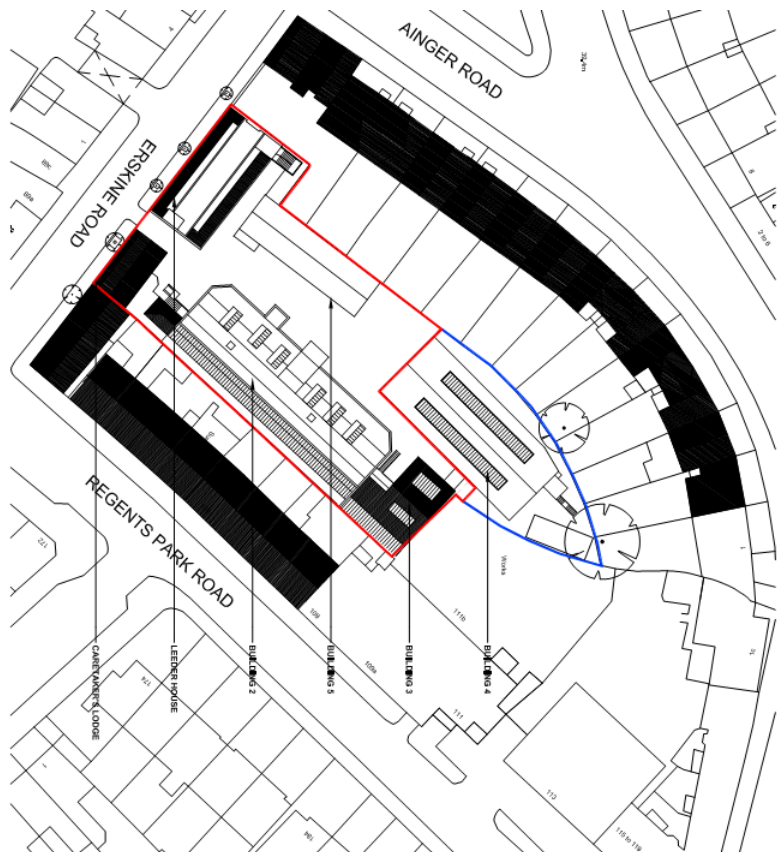


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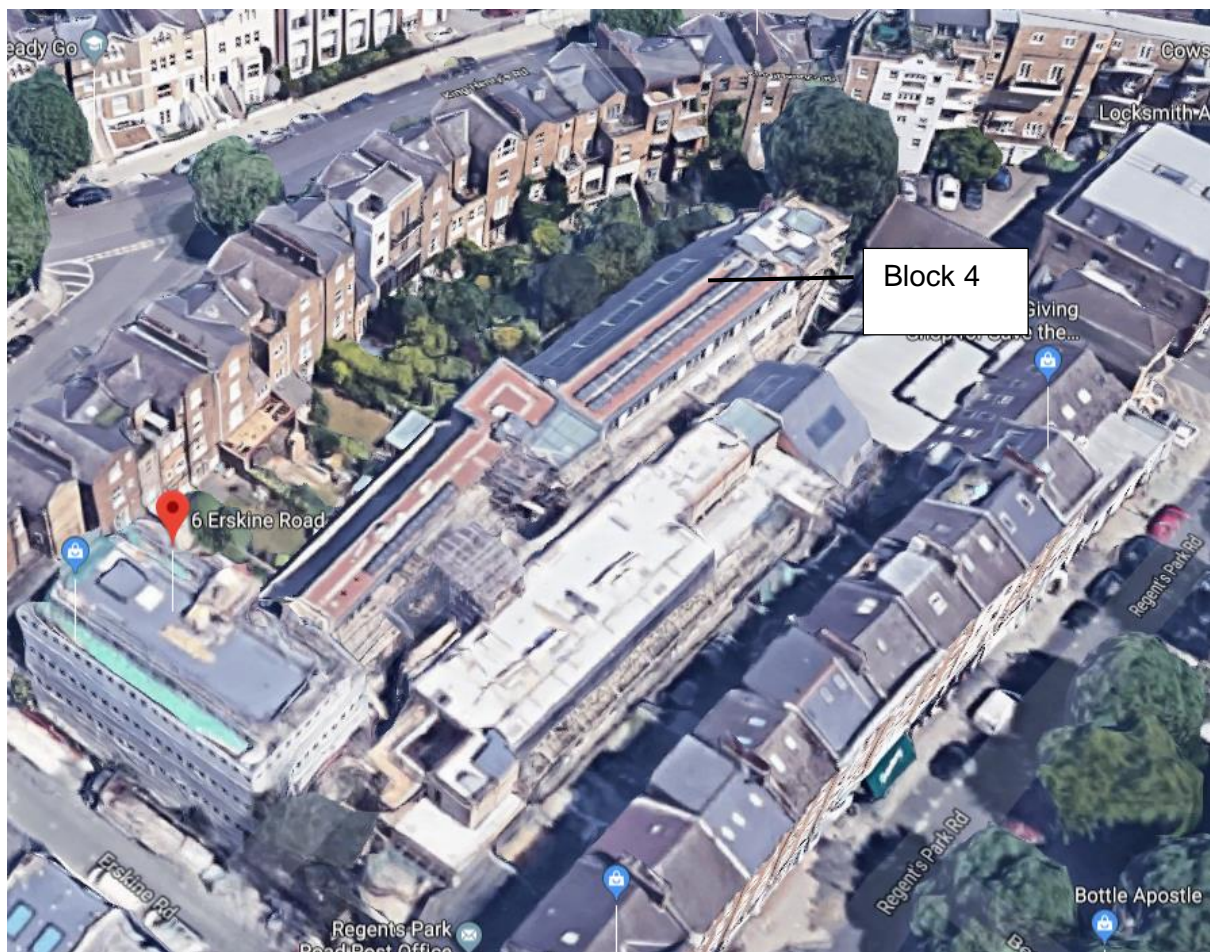
Site photographs 6 ERSKINE ROAD, LONDON (2018/1520/P)



1. Site location plan showing building 4 (outlined in red) within the whole site at 6 Erskine Road



2. Site location plan identifying the different building numbers and names within the site



3. Ariel view of the site



4. View into the site with block 4 to the rear (left hand side)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	21/05/2018
		N/A / attached		Consultation Expiry Date:	08/07/2018
Officer			Application Number(s)		
Elaine Quigley			2018/1520/P		
Application Address			Drawing Numbers		
6 Erskine Road Offices and Premises at Building 4 London NW3 3AJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 3 (approved drawings) of planning permission dated 20/03/2012 (ref 2012/0284/P) involving change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building CHANGES INCLUDE reorientation of PV panels, installation of safety handrail and fresh air ductwork on the roof, installation of extract vents and dry riser valve cabinet on the southeast elevation, installation of aluminium cladding to southeastern facade, replacement of ground floor window with window and maintenance access door on northwest elevation, installation of ventilation louvres at ground, first and second floor levels on the southeast side elevation and signage (building numbers) applied to glazing of ground floor windows and hard landscaping details (retrospective).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	04
			No. Electronic	04		
Summary of consultation responses:	4 letters received from neighbouring occupiers at 120 Regent's Park Road, 5 King Henry's Road, 7 King Henry's Road, 25A King Henry's Road raising the following concerns:					
	<u>Use</u>					
	<ul style="list-style-type: none">• More luxury flats are not in the interests of the community• Planning permission was granted for a particular use and should not be changed. This is particularly the case given that the development has not even been completed• B1 to residential is practically a given under current legislation so whilst it should not be granted I accept it may be unavoidable• What should certainly not happen is the D2 to B1 as this will inevitably be followed by another conversion from B1 to residential• The development company should be kept to the conditions under which it originally obtained permission					
	Officer comment: Please refer to Land Use section 4 of the report below					
	<u>Amenity (daylight and sunlight)</u>					
	<ul style="list-style-type: none">• Residents at King Henry's Road are already adversely affected by the loss of southern daylight and sunlight even with seemingly incremental changes such as a further extension of the roof height by adding metal handrails and re-locating the photo-voltaic panels and the adding of ducting will have further significant consequences and a major negative impact on our homes• The reason given for the relocation of the PV-panels as the north point was marked incorrectly on the approved drawings makes me question whether the daylight and sunlight assessment has been done correctly and I would ask that this is reviewed independently.• Note that the variation is applying for changes to the hard landscaping at a time when the local residents have been told by the developer that it is too late to make any change to the paint colour of the extension at the end of our gardens to a less oppressive colour than dark grey• Like to see the wall colour of the extension at the end of our gardens at King Henry's Road painted to match the pale cream colour elsewhere on the exterior of the building or a trellis be installed with fast growing creepers planted to mitigate the effect of the grey wall• Change to the roof designs for building 2 and building 5 and Leeder house will be raised significantly due to the proposed additions, reducing direct sunlight into our garden• The repositioned solar panels will cause glare since they will now be facing our property which will also look unappealing• Local residents have already been suffering from air and noise pollution due to the construction which has caused inconvenience for our daily lives since it started. Not to mention that the construction has already massively overrun with no apparent end in site					
	Officer comment: Please refer to Amenity section 6 of the report below					
	<u>Amenity (noise)</u>					
	<ul style="list-style-type: none">• Installing an air vent on the roof is also an intrusion as we will not be able to enjoy our garden because of the resultant noise.					

	Officer comment: Please refer to Amenity section 6 of the report below
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The failure of the applicant's agents to allow for the provision of fresh-air ductwork and other plant should not be allowed to devalue the character and appearance of the conservation area, as this application proposes. All plant should be incorporated within the approved building enclosure. The present proposal fails to preserve or enhance the character and appearance of the conservation area. <p>Officer comment: Please refer to Design section 5 of the report below</p> <ul style="list-style-type: none"> There should be no increase in the area of glazing visible to neighbours in the residential properties backing on to the site. Problems of light pollution have long been of concern in the area, and should not worsen residential amenity. <p>Officer comment: Please refer to Amenity section 6 of the report below</p>

Site Description

The application site is bounded by Erskine Road to the south and by properties fronting Ainger Road to the northwest and Regent's Park Road to the southeast. The site comprises building number 4 within an existing mews area situated to the north of Erskine Road. The building is not listed, but part of the mews - buildings 2 and 3 along with Leeder house - are located within Primrose Hill Conservation Area. Building 4 falls outside of the conservation area boundary. The buildings on site have been subject to extensive works following planning permissions for extensions and alterations in 2012 and 2013 (see planning history below) which are now nearing completion. Building 4 has an authorised use as offices (use class B1) and the other buildings also have an authorised use as B1 offices. Leeder House that fronts Erskine Road has an authorised use as residential flats.

The area is surrounded by residential properties to its south-west, north and south-east, with shops and other business to the ground floor of the Regent's Park Road parade. Access to all buildings is via the mews, which is used by both pedestrians and vehicles.

Relevant History

The development site already benefits from planning permission for redevelopment (2013/6326/P as amended by planning permission 2015/5607/P). These permission relate to the redevelopment of blocks 1, 2, 3, 5 and 6. Planning permission 2012/0284/P relates to the change of use and alterations and remodelling of block 4. Details of the specific permissions are listed below.

Planning permission was **granted** on 20/03/2012 (ref 2012/0284/P) for change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building.

Planning permission was **granted** on 24/12/2013 (ref 2013/6326/P) for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge.

Planning permission was **granted** on 22/09/2015 (ref 2014/6180/P) for variation of condition 2 (approved drawings) of planning permission granted on 24/12/2013 reference 2013/6326/P for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge; namely repositioning of window and door of caretaker's lodge.

Certificate of lawfulness (existing) was **approved** on 08/01/2016 (ref 2015/1605/P) for commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2012/0284/P granted 20/03/2012 for the change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building.

Planning permission was **granted** on 18/02/2016 (ref 2015/3211/P) for demolition and rebuild of Caretaker's Lodge (to allow for delivery access and the pumping of concrete within the site during redevelopment).

Planning permission was **granted** on 19/04/2017 (ref 2015/5607/P) for retention of all existing windows in the eastern elevation of building 2 and removal of concrete cill fillets and replacement with original stone cills on the ground floor windows on the southern elevation of Leeder House fronting Erskine Road as an amendment of condition 2 (development in accordance with approved plans) granted under reference 2013/6326/P dated 24/12/13 for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge.

Planning application (ref 2018/1604/P) has been submitted for variation of condition 2 (approved drawings) of planning permission dated 24/12/2013 ref 2013/6326/P as amended by planning permission 19/04/2017 ref

2015/5607/P for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3), erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge. Various changes include removal and replacement of two gables on the front elevation of Leeder House, re-orientation of PV panels on Leeder House, Building 2 and Building 5, installation of ventilation louvres below ground floor windows of Leeder House, cladding of copings between dormer windows and the parapets on front elevation of Leeder House, K-lime render of front façade of Leeder House, installation of louver at first floor level on western side elevation of Building 2; installation of dry riser outlet on ground floor western side elevation of Building 2, eastern side elevation of Building 5, raised height of condenser enclosure and installation of external ladder on roof of Building 2, details of hard surface treatments for the site and other minor changes. This application is currently pending consideration.

Relevant policies

National Planning Policy Framework (NPPF) 2019

London Plan 2016 and Draft London Plan 2018

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

Design CPG (2019)

Amenity CPG (2018)

Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for variation of condition 3 (approved drawings) of planning permission dated 20/03/2012 (ref 2012/0284/P) involving change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building.

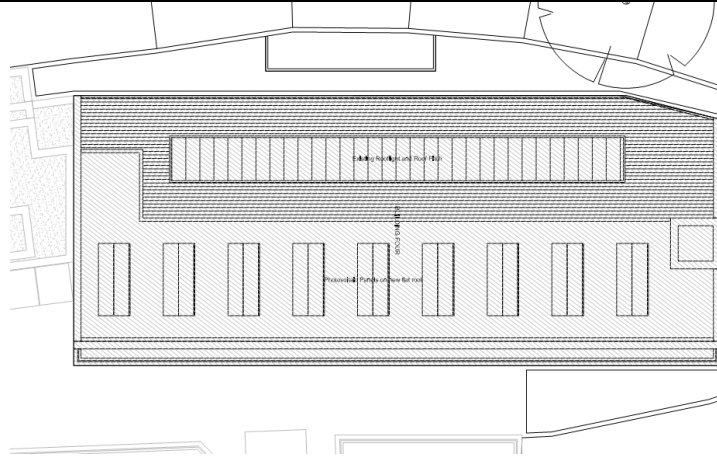
1.2 The proposed changes include: reorientation of PV panels, installation of safety handrail and fresh air ductwork on the roof, installation of extract vents and dry riser valve cabinet on the southeast elevation, installation of aluminium cladding to southeastern facade, replacement of ground floor window with window and maintenance access door on northwest elevation, installation of ventilation louvres at ground, first and second floor levels on the southeast side elevation and signage (building numbers) applied to glazing of ground floor windows and hard landscaping details. The works have now been completed on site and permission is being sought retrospectively.

1.3 As outlined in the planning history section above, permission has previously been granted for the works with a certificate of lawfulness (ref 2015/1605/P) demonstrating that this permission has been implemented in March 2015 and remains extant. The works on site have now been completed. This permission effectively seeks a minor material amendment to the approved scheme to rectify a number of inconsistencies on the original approved plans as well as a number of alterations to the proposal. These are detailed below:

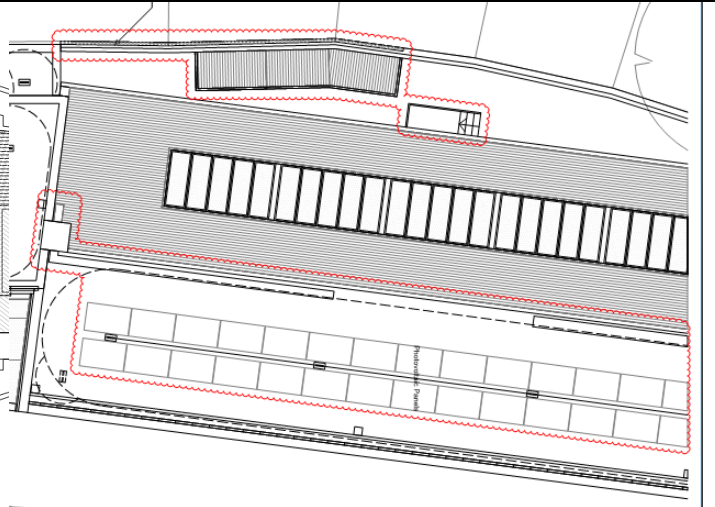
- Re-orientation of the photovoltaic panels on the roof of the building 4 from separate PV's orientated west-east to two rows of PV's orientated north-south
- Installation of 1.2m high metal handrail on the roof of the building 4
- Installation of aluminium cladding on sections of the southeastern (internal) façade of the building
- Installation of ventilation louvres at ground, first and second floor level in the southeast elevation of the approved stair core and two toilet extract ventilation louvres at ground and first floor level in the northeast elevation of the building
- Installation of fresh air ductwork pipework on the roof of the building
- Installation of replacement ground floor window and door opening for maintenance access on the northwest elevation
- Section corrected through building 5 showing height of building 5 in relation to building 4 and steps down from ground to lower ground floor level (in line with consented scheme 2015/5607/P)
- Landscaping details to include tarmac and feature granite sets from entrance from Erskine Road to the rear of Leeder House, office entrance forecourts and perimeter kerb

1.4 These changes are set out below by comparing excerpts from the previously approved scheme and now proposed plans (changes are bubbled in red):

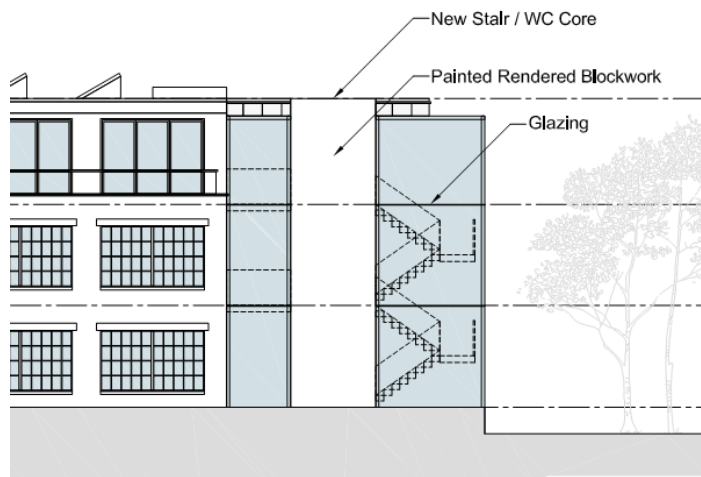
Approved roof plan



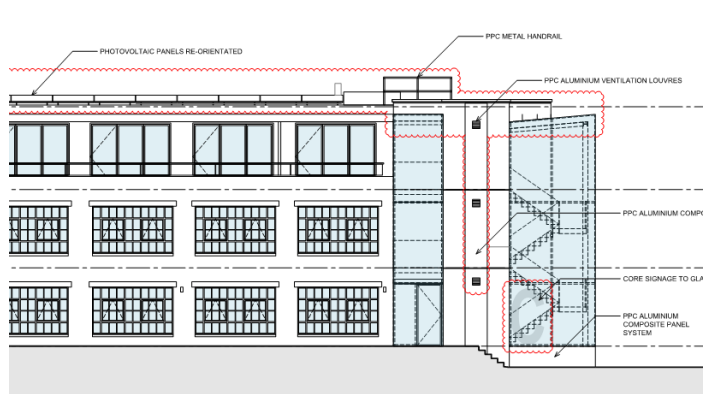
Proposed roof plan



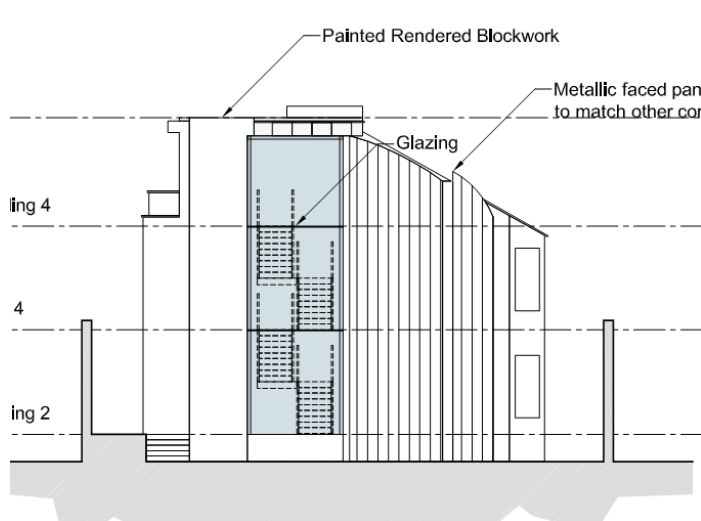
Approved southwest side elevation



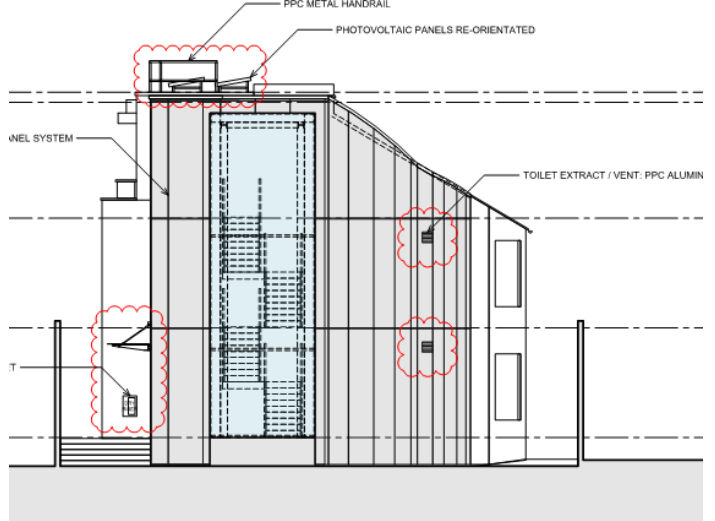
Proposed southwest side elevation



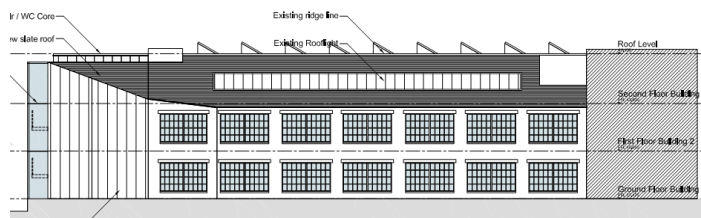
Approved southeast elevation



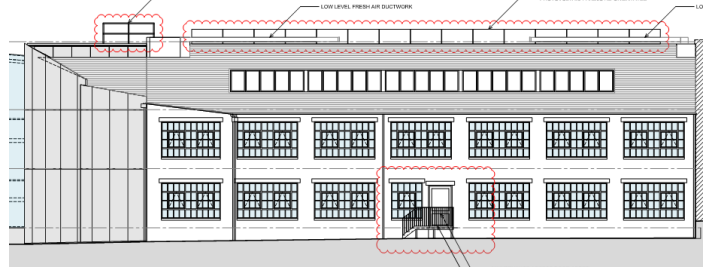
Proposed southeast elevation



Approved northwest elevation



Proposed northwest elevation



2.0 AMENDMENTS

2.1 A daylight and sunlight assessment has been submitted with the application dated August 2018 that included the following properties as part of the assessment:

- 17-27 King Henry's Road
- 91-109 Regent's Park Road (first floor and above).

2.2 Following an assessment of the properties that had been analysed in terms of daylight and sunlight it was considered necessary to include 7 additional properties within King Henry's Road (including nos. 3 to 15 King Henry's Road). A revised daylight and sunlight assessment was submitted in November 2018 which included the following properties as part of the assessment:

- 3-27 King Henry's Road
- 91-109 Regent's Park Road (first floor and above)

2.3 Following discussions between officers and local residents the applicant has amended the drawings to include the following:

- Installation of obscure glazing of the lower two panels of the first floor windows on the northwest side elevation of building

3.0 ASSESSMENT

3.1 The main issues to be considered as part of the assessment of the proposal include:

- Land use (Section 4)
- Design (Section 5)
- Amenity (Section 6)

4.0 Land use

4.1 All the buildings within the site (with the exception of the upper floors of Leeder House that have an authorised use as residential) have an authorised use of B1 offices. The proposal does not include a change of use to the uses of the blocks on site. Concerns have been raised by local residents about the possible change of use from B1 to residential use. This change of use would require planning permission and the loss of employment floorspace would be assessed as part of any future application for works of this nature.

5.0 Design

5.1 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 (Heritage) states that within Conservation Areas the Council will require that development preserves or, where possible, enhances the character or appearance of the area.

5.2 The proposal would include the installation of guardrails measuring 0.93m above the ridge and 2.78m in width on the southern section of the roof. Although it would be preferable for a less visually intrusive access method to be installed on the roof of the building the guardrails detailed on the drawing are the same as those approved under application ref 2013/6326/P as amended by 2015/5607/P. Works started on site in March 2015 and are now completed. This permission has therefore been implemented and the guardrails have already been installed on-site. Consequently no objections would be raised to this element of the scheme in terms of impact on the character or appearance of the building, views from the conservation area or the surrounding street-scene.

5.3 The approved PV panels located on the southwest side of the roof of the building were rectangular and were orientated northwest to southeast. The location of the PV panels would remain the same as part of this proposal however they would be re-orientated to northeast to southwest. The change to the orientation of the PV's would not increase the height of the panels (0.49m above the ridge of the roof) however, there would be a broader mass of panels along the roof facing properties in King Henry's Road. The change to the orientation of the panels would not have a harmful impact on the character or appearance of the building or harm views from the conservation area or surrounding streetscene and would be considered acceptable.

5.4 Low level fresh-air ductwork is proposed to be installed on the southwest section of the roof of the building. The pipework would extend around the parapet of the roof and would measure 0.3m in depth. Given its location at roof level where there is an expectation for plant and associated pipework this would not be

considered to have a detrimental impact on the character or appearance of the existing building. Views of the ductwork would be limited to private views from the upper floors of the surrounding properties fronting onto King Henry's Road. This would not have a harmful impact on the character or appearance of the building or harm views from the conservation area or surrounding streetscene and would be considered acceptable

5.5 The approved acoustic enclosure would be located on the northwest side of the building adjacent to the boundary wall and fence of the neighbouring properties fronting King Henry's Road at ground floor level. It is proposed to relocate the acoustic enclosure by 3m to the south and increase the height of the section of the boundary fencing by 0.3m from 1.7m on top of the existing boundary brick wall to 2m. Views of the fence would be from private views from the rear elevation of the neighbouring occupiers that front onto King Henry's Road. The modest increase in the height of the fence would not have an impact on the character or appearance of the surrounding area and would be considered acceptable.

5.6 The aluminium louvres on the southern side of the building at first and second floor levels and on the southwest side from ground to third floor levels would measure approximately 0.09 sq. m. The proposal would also include the installation of lettering to the glazing at ground floor level to identify the different buildings. These are minor alterations that would not harm the character or appearance of the building and would be considered acceptable.

5.7 The original permission included painted rendered blockwork on the stair core on the southeast façade of the building. The proposal would include the replacement of this material with aluminium panel system. The replacement of the painted rendered blockwork with aluminium panel system on the internal façade of the building between modern glazing sections would not harm the character or appearance of the building and would be considered acceptable.

5.8 The details of the hard landscaping of the site include grey granite paving sets to the main entrance to the site and to the entrances to the buildings, tarmac hardstanding to the central section of the site bordered with grey granite paving and concrete hardstanding to the northwest of building 4 towards the rear of the site. The granite sets would be visible from public views into the site from Erskine Road and the tarmac and concrete hardstanding areas would be in areas that are less visible. These would be considered acceptable materials.

5.9 A new ground floor window and door opening and staircase on the northern elevation creating access from ground level would be used for maintenance access only. This would not harmfully disrupt the regularity of the window openings on this elevation as a similarly proportioned window opening and glazing would be installed and would be considered acceptable.

5.10 Given that the proposed works have been assessed and approved as part of planning permission 2012 and works commenced the consent has been implemented the proposal is considered to comply with policy D1 and D2 of the Camden Local Plan.

6.0 Amenity

6.1 Policy A1 (Managing the impact of development) confirms that the Council will not grant permission for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined by this policy would be impacts in terms of privacy, outlook and natural light.

Daylight and sunlight assessment

6.2 The daylight and sunlight report prepared by EB7 provides an assessment of the potential impact of the development on sunlight, and daylight to neighbouring residential properties based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A good Practice Guide 2011'. The assessment is based upon a measured survey and is supplemented by a site inspection (external only).

6.3 The daylight and sunlight report assessed all relevant surrounding residential properties. They include the following:

- 3-27 King Henry's Road
- 91-109 Regent's Park Road (first floor and above). The ground floor properties are within commercial use and have not been assessed.

6.4 Concerns have been raised by local residents regarding the accuracy of the daylight and sunlight

assessment and they have asked for the document and associated findings to be independently assessed. The independent assessor would not undertake the computer modelling of the scheme but would assess that the right properties have been tested and that the analysis of the findings is correct. During the course of the application the daylight and sunlight has been revised to include 7 additional properties along King Henry's Road. The assessment would include all relevant properties along King Henry's Road and Regent's Park Road who may be affected by the proposal. The daylight and sunlight assessment has been reviewed by officer's and the analysis is based on the "existing" site, and then goes on to also compare the impacts of the consented scheme which is considered to be the correct approach.

Daylight

6.5 The BRE guidelines state that a room will receive a good level of daylight if it has vertical sky component (VSC) of 27% or more. Where the VSC is reduced to less than 27% and is less than 0.8 times its former value there will be a noticeable loss of light. The BRE states that these guidelines are not mandatory and should be applied flexibly. The daylight and sunlight report shows that one ground floor window at no. 5 King Henry's Road would fall below the BRE criteria. It is a secondary bay window that has an existing VSC value (i.e without the development) of 0.8. An analysis of the transgression shows that the existing value of 0.8% would be reduced to 0.6%. The existing value is low in the first place and the absolute reduction so slight (0.2%) that no meaningful change in daylight amenity could be experienced within the room and therefore the effect on this window would be considered negligible. Given that the other two windows of the bay meet the VSC values the daylight into the room would be considered acceptable. The remainder of properties along King Henry's Road and Regent's Park Road would meet the BRE criteria for VSC and would be considered acceptable. When compared to the effects of the previously consented scheme the impacts are almost identical. Consequently the proposal would not, have a harmful impact on the daylight levels received into the rooms served by the existing windows.

Sunlight

6.6 With respect to sunlight, all of the windows in King Henry's Road properties that have been assessed would meet the BRE recommendations in respect of the Annual Probable Sunlight Hour (APSH) sunlight analysis. The windows of the properties fronting Regent's Park Road are not within 90 degrees due south and, as such, are not relevant for APSH sunlight assessment under the BRE guidance.

6.7 Concerns have been raised by local residents regarding the change to the roof designs for building 2 and building 5 and Leeder House and the impact this this would have due to the proposed additions, reducing direct sunlight into our garden. It must be noted that this application relates to changes to building 4 only, not buildings 2, 5 or Leeder House.

Overlooking

6.8 The PHCAAC has advised that there should be no increase in the area of glazing visible to neighbours in the residential properties fronting onto King Henry's Road. The proposal would not increase the amount of glazing over that which has already been approved and implemented as part of planning permission 2012/0284/P.

6.9 The first floor windows on the northwest elevation of the building that face onto the rear gardens of properties fronting onto King Henry's Road are existing and prior to the change of use in 2012 where not obscure glazed. During the course of the application the applicant has submitted revised drawings to include obscure glazing of the lower two panels of the first floor windows on the northwest side elevation of building that face towards the rear of properties along King Henry's Road. This is welcomed as it would ensure that the gardens and windows are not overlooked by the occupiers of the commercial building.

6.10 It is considered that the proposed work would not cause negative amenity impacts such as overlooking, or loss of privacy to the neighbouring occupiers and would be considered acceptable.

Sense of enclosure

6.11 The building is located between 18m and 23m from the rear elevations of the neighbouring occupiers that front onto King Henry's Road. The proposal would not have an adverse impact on the properties in terms of increased sense of enclosure and would be considered acceptable.

Light pollution

6.12 Concerns have been raised by local residents about additional glare from the re-orientated PV panels on the roof of the building. The change to the orientation of the PV's would not increase the height of the panels (0.49m above the ridge of the roof) however there would be a broader mass of panels along the roof facing properties in King Henry's Road. Due to the orientation of the PV panels facing southeast they would not

receive direct sunlight thereby minimising any potential glare to neighbouring properties.

Noise

6.13 The proposal would include the installation of low level fresh air ducting on the roof. The ducting would allow the intake of fresh air into the building and would not be mechanical. There would be no increase in noise levels from this ducting.

6.14 The proposal would include the installation of a new fence along part of a section of the northwest boundary behind the acoustic equipment that would be 2m in height. The close boarded fence would be acoustically lined to ensure that the development meets the noise attenuation condition 5 (minimum noise levels) of planning permission 2012/0284/P. In order to ensure that the acoustic equipment that has been installed continues to meet the Council's minimum noise standards this standard noise condition would be attached to the planning permission.

6.15 The original permission included a condition restricting any noise emanating from the site should not be audible outside of the hours of 23:00 and 07:00. Due to the sensitive nature of the site and close proximity of neighbouring occupiers this condition would still be required and would be attached to the planning permission.

7.0 Recommendation

7.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th May 2019, 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 and search for 'Members Briefing'.

Application ref: 2018/1520/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 16 May 2019

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

Phone: 020 7974 4444

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

DPP One Ltd
66 Porchester Road
London
W2 6ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

6 Erskine Road

Offices and Premises at Building 4

LONDON

NW3 3AJ

DECISION

Proposal:

Variation of condition 3 (approved drawings) of planning permission dated 20/03/2012 (ref 2012/0284/P) involving change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building **CHANGES INCLUDE** reorientation of PV panels, installation of safety handrail and fresh air ductwork on the roof, installation of extract vents and dry riser valve cabinet on the southeast elevation, installation of aluminium cladding to southeastern facade, replacement of ground floor window with window and maintenance access door on northwest elevation, installation of ventilation louvres at ground, first and second floor levels on the southeast side elevation and signage (building numbers) applied to glazing of ground floor windows and hard landscaping details (retrospective).

Drawing Nos: Superseced drawing nos: 050-01; 050-02; 050-03; 10-05

Proposed drawing nos: 835-050-02 rev C; 835-050-03 rev B; 835-010-05 rev C; 835-050-01 rev B; 1152_DSK_PL_XX_DC_A_9200_181126 rev PL01; 1152-DSK-XX-GF-DR-A-1050-rev PL01; Daylight and sunlight report produced by EB7 dated 1st November 2018; Covering letter produced by DPP Planning dated 30th November 2018.

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

Condition(s) and Reason(s):

- 1 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 if in CA] of the London Borough of Camden Local Plan 2017.

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

835-050-02 rev C; 835-050-03 rev B; 835-010-05 rev C; 835-050-01 rev B; 1152_DSK_PL_XX_DC_A_9200_181126 rev PL01; 1152-DSK-XX-GF-DR-A-1050-rev PL01; Daylight and sunlight report produced by EB7 dated 1st November 2018; Covering letter produced by DPP Planning dated 30th November 2018.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

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

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
- 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.
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

DRAFT

DECISION