

Application ref: 2018/6399/P
Contact: Kate Henry
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Date: 30 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Matheson Whiteley
1-7 Orsman Road
London
N1 5RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8-10 Warner Street
London
EC1R 5HA**

Proposal:

Refurbishment of Warner Street façade; creation of additional office (Class B1a) floorspace; replacement windows and addition of 1x window to rear elevation; installation of rooflight in existing flat roof to rear; replacement plant and acoustic screen; installation of new air vent and exhaust grille to rear

Drawing Nos: 001; 002; 100; 101; 102; 200; 201; 202; 300; 301; 303; 305; 110 Rev A; 111 Rev A; 112; 220 Rev A; 221 Rev C; 222; 320; 321; 323; 325; Design & Access Statement, dated December 2018; Heritage Appraisal, dated December 2018; Baseline Noise Survey, dated 14 December 2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 001; 002; 100; 101; 102; 200; 201; 202; 300; 301; 303; 305; 110 Rev A; 111 Rev A; 112; 220 Rev A; 221 Rev C; 222; 320; 321; 323; 325; Design & Access Statement, dated December 2018; Heritage Appraisal, dated December 2018; Baseline Noise Survey, dated 14 December 2018.

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

- 3 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).

b) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

c) Details, including method of fixing, of the replacement railings above the front façade.

d) Details, including a method statement, of the removal of the paint from the brickwork on the front façade of the building.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 2017.

- 5 Prior to the first occupation of the premises, details shall be submitted to and approved in writing by the Council of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, 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. A post

installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained..

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

- 6 Prior to first use of the plant and ventilation system and associated ducting, the extract ventilating system / fan motors shall be provided with anti-vibration measures. 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 policies G1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks permission for the refurbishment of the Warner Street façade; replacement windows and an additional window to the rear; the installation of a rooflight in an existing area of flat roof to the rear; replacement plant and an acoustic screen; the installation of a new air vent and exhaust grille to the rear; and the creation of additional office floorspace (Class B1a) internally.

The application building is not listed; however it is within the Hatton Garden Conservation Area. The adjacent building, The Apple Tree public house, is grade II listed. The Conservation Area Appraisal and Management Strategy (2017) indicates that the historic character of the CA derives largely from its "industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries". Warner Street is no exception to this.

The proposed plans have been revised during the course of the application in order for the building to retain more of its historic character when viewed from Warner Street. The existing ironwork above the entrance is now to be retained; the proposed fenestration has been amended to be less contemporary in style; alterations have been made to the entrance; an adjustment has been made to the cornice line; and the design of the replacement railings has been amended. It is now considered that the proposed alterations to the Warner Street façade would satisfactorily preserve and enhance the character and appearance of the Hatton Garden Conservation Area. This is subject to a condition to require further details of materials, the window and railing design, and the paint removal.

The replacement windows are considered to be acceptable and in keeping with the character and appearance of the host building. As noted, the windows on the main façade have been amended. The windows to the rear/side would not

be visible in public views and would only be visible in some private views from properties on Mount Pleasant. Nevertheless, they are considered to be in keeping with the character and appearance of the host building.

The installation of a rooflight in an existing area of flat roof to the rear is considered to be acceptable. This element of the proposal would not be visible in public views and would only be visible in very limited private views. The new feature would not detract from the character and appearance of the host building, by virtue of its siting and design.

The replacement plant and acoustic screen would be located on the flat roof at the rear/side of the host building, where they would only be visible in very limited private views. The acoustic screen would serve to mitigate the visual impact, which is considered to be acceptable. Similarly, it is not considered that the new air vent and exhaust grille would detract from the character and appearance of the host building, due to their siting and design.

The proposal seeks to create an additional 50 sqm of office (Class B1a) floorspace, which is welcomed, in line with the aims of Policies E1 and E2 of the Local Plan.

A baseline noise survey has been submitted with the application; however, no plant or equipment has been specified yet. As such a suitable condition is attached to ensure that details of external noise levels from plant / machinery / equipment shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the building. A further condition requires the installation of anti-vibration measures.

- 2 It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or artificial lighting levels. The main changes are to the front of the building and internally. The new window on the rear elevation and the new window on the side elevation to replace a vent are unlikely to lead to any more overlooking than already occurs.

Currently, the building suffers from a lack of waste storage facilities and there are a number of bins to the front, associated with the former use of the premises for food preparation. The proposed use as offices, which does not require a change of use as it falls within the Use Class B (granted by planning permission reference PS9804765, dated 15/01/1999) is likely to require significantly less waste storage and there will not be a requirement for the bins to be located directly to the front of the building as currently is the case. Insofar as it is not feasible to create bin storage within the building (without detracting from the character and appearance of the front façade), the proposal is considered to be acceptable in this respect.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the adjacent listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies G1, A1, A4, D1, D2, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 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.
- 5 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.

- 6 You are reminded of the need to provide adequate space for internal and

external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer