

Application ref: 2018/3874/P
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Development Management
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Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**193-197 High Holborn
London
WC1V 7BD**

Proposal:

Erection of fifth floor rear roof extension (southwest side of the building) incorporating new roof terrace to provide additional commercial accommodation, installation of 2 x roof top plant areas with 9 air condition units and 1 heat pump, installation of roof light, replacement enclosure of lift overrun and associated external servicing pipework.

Drawing Nos: 815 (01)001 rev A; (01)101 rev A; (01)102 rev A; (01)103 rev A; (01)104 rev A; (01)105 rev A; (01)106 rev B; (01)107 rev C; (01)108 rev C; (01)200 rev C; (01)201 rev B; (01)300 rev A; (01)301 rev B; (01)606 rev D; (01)607 rev F; (01)608 rev C; (01)617 rev K; (01)700 rev D; (01)701 rev C; (01)800 rev B; (01)801 rev C; (01)900 rev B; (01)901 rev B; (01)910 rev G; (PS)112 rev B; (PS)113 rev B; Planning Statement produced by Rolfe Judd dated 17th July 2018; 200 Daylight and sunlight report produced by BVP dated June 2018; Sustainability Statement produced by Waterman dated August 2018; Construction Method Statement rev 0 produced by Blenheim House Construction dated 03rd April 2018; Environmental Noise Survey and Acoustic Design Statement Report produced by Hann Tucker Associates dated 27th June 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 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:

815 (01)001 rev A; (01)101 rev A; (01)102 rev A; (01)103 rev A; (01)104 rev A; (01)105 rev A; (01)106 rev B; (01)107 rev C; (01)108 rev C; (01)200 rev C; (01)201 rev B; (01)300 rev A; (01)301 rev B; (01)606 rev D; (01)607 rev F; (01)608 rev C; (01)617 rev K; (01)700 rev D; (01)701 rev C; (01)800 rev B; (01)801 rev C; (01)900 rev B; (01)901 rev B; (01)910 rev G; (PS)112 rev B; (PS)113 rev B; Planning Statement produced by Rolfe Judd dated 17th July 2018; 200 Daylight and sunlight report produced by BVP dated June 2018; Sustainability Statement produced by Waterman dated August 2018; Construction Method Statement rev 0 produced by Blenheim House Construction dated 03rd April 2018; Environmental Noise Survey and Acoustic Design Statement Report produced by Hann Tucker Associates dated 27th June 2018.

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

- 4 The roof terraces hereby approved for the employment use (B1) as shown on the fifth floor plan ((01)607 rev F) shall only operate between the hours of 09:00 and 20:00 (Monday to Friday).

Reason: To order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 and A4 of the Camden Local Plan 2017.

- 5 The cumulative noise levels from the proposed external building services and fixed plant shall be 10dB below the lowest background sound level assessed at 1m outside the windows of the nearest affected office/commercial window at any time.

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 Camden Local Plan 2017.

- 6 Before the air-conditioning plant shall operate the sound attenuation and anti-

vibration measures shall be installed in accordance with the details provided in the Environmental Noise Survey and Acoustic Design Statement Report produced by Hann Tucker Associates dated 27th June 2018 hereby approved by the local planning authority. 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 A1 and A4 of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission. [Delegated]

The application is for a fifth floor rear extension to the southwest side of the building above an existing 5 storey rear wing to provide approx. 96 sq. m of additional office accommodation. The rear extension would measure 11.8m to 12.3m (depth) by 9.1m to 9.8m (width) by 3.4m (height). The extension would match the layout of the existing building below which wraps around an existing lightwell. It would include window openings and bay windows to match the design, proportions and materials of the floors below. The proposed extension closest to the main rear elevation of the building would measure approx. 6m (depth) by 7m (width) by 4m (height) with a flat roof. This would extend the existing stair core to access the new extension. The proposal would increase the amount of office floorspace and would comply with policy E2.

Design

The building has an existing 5 storey rear wing in the south western part of the site, which apart from the lift overrun is lower than the mansard roof on the main front part of the building. This rear wing has already been extended to this height from its former part 3-4 storey stepped level. The existing lift overrun extends higher than the existing main mansard at the front of the building, but is set back from the mansard and is a relatively small projection measuring approx. 5 m depth by 5 m width. It is not uncommon for roof plant rooms and stair/lift overruns to project higher than the roof of buildings. In this context the proposed fifth floor extension would result in the rear wing extending to 6 storeys in height up to the height of the existing lift overrun, which would be higher than the main front mansard on the building.

The wing has been extended already to create an additional floor. The proposal would match the layout and detailed design of the existing fourth floor rear extension below and would be set away from the buildings principal mansard roof. The external form has already been compromised, and it is considered that the proposal would not be harmful to the character and appearance of the building. The rear part of the site is enclosed by a number of tall buildings ranging from 4 to 11 storeys and the proposed extension would not be visible from the surrounding streets including Stukeley Street, Newton Street or Macklin Street. Given its enclosed location at the rear of the building the scale and design of the extension would be well integrated within the existing building and would not be considered to detract from the character and appearance of the conservation area.

The proposal would also include installation of two roof top plant areas and a new acoustic screen. One would be located on the flat roof adjacent to the existing lift overrun and the proposed rear extension and the second plant area would be located on the flat roof to the rear of the eastern side of the building. There are parapets around these parts of the roof and the plant would be partially concealed behind. The air source heat pumps would be typical grey metal apparatus and would be modest and discreet in size and location, concealed mainly behind the existing parapet walls of the rear elevation. Similarly the new acoustic enclosure would be modest in size and appearance. They would not be visible from within the public realm. It is considered that the units and new enclosure would have no harmful impact on the character and appearance of the host building, streetscene or conservation area

2 Amenity

A daylight and sunlight assessment has been submitted in support of the application that assesses the impact of the proposal on Dragon Hall Community Centre to the southwest, Green Dragon House (23 Stuekely Street) to the south east and 190 High Holborn that lies to the west. Dragon Hall and 190 High Holborn are in commercial use however the community centre may need access to light and so has been considered as part of the assessment.

All the windows tested would meet an acceptable level (27%) or retain 0.8 times their existing value in terms of the Vertical Sky Component (VSC) daylight standards (100%). In terms of the daylight distribution analysis for the neighbouring properties only one window failed to meet the BRE standards within the room. This was a window at second floor level within the Dragon Hall Community Centre. It is worth noting that the reduction of the existing value was marginal, demonstrating a value of only 0.2% below the minimum standard. This would be considered acceptable to this commercial building. All the windows tested met the annual sunlight standards (100%).

Overlooking

Although they have not raised a formal objection to the application the Community Association highlighted that the proposal should not result in potential loss of privacy to Dragon Hall Community Centre at 17 Stukeley Street that bounds the site 3m to the southwest, the residential flats within Green Dragon House, 23 Stukeley Street that bounds the site 16m to the southeast, and residential flats at 19-25 Stukeley Street that bound the site 10m to the south (all distances are approximate). The front elevation of the proposed extension would be within 3m of the rear elevation of the Dragon Hall Community Centre that lies to the southwest. The windows in the existing building directly overlook the windows of the Dragon Hall Community Centre. The proposed extension would be one storey higher than the rear part of the building and any views into the already overlooked windows would be at an oblique angle. Therefore existing levels of overlooking would not be materially increased. The newly created terrace would be located on the roof of the higher part of the rear extension and would not result in any direct views into the windows in the rear elevation of Dragon Hall.

The residential flats at Green Dragon House, 23 Stukeley Street include windows on the rear elevation that face west. The application site lies to the

north west of these flats. The windows in the southeast side elevation of the extension would not directly overlook the rear patio or windows of the top floor of this building. In addition, the building is considered to be an acceptable distance away (16m) to ensure that there is no harmful overlooking between the new extension and associated terrace and the windows in the rear elevation of the building. Nos. 19-25 Stukeley Street lies to the southeast of the new single storey extension and roof terrace. Although it is 5 storey's in height no. 19-25 floor to ceiling heights are lower so it is a smaller building than the application site. Due to the differences in the heights of the building there would be no direct views from the windows of the extension and terrace to this building and the proposal would be considered acceptable in terms of overlooking.

No. 8 Newton Street is a 13 storey building to the southeast. Although the windows in the extension and the roof terrace would look out over towards the windows of the flats within the upper floors of this tower block there is a separation distance of at least 47m between the extension and no. 8. This is considered an appropriate separation distance to retain acceptable levels of mutual overlooking.

3 Noise and disturbance

The proposal would include a roof terrace that would be created on the roof of the existing stair core at fifth floor level that would be accessed from the new single storey roof extension. It would measure 8.6 sq. m in size. The roof terrace is small in size and is located at high level. It is located at the rear of the building where residential blocks are located however it does not allow direct views towards any residential properties. It would be considered appropriate to limit the use of the terrace to normal office hours of Monday to Friday (9am to 8pm). This is secured by planning condition.

In accordance with the proposed mitigation, the accompanying Plant Noise Assessment Report confirms that there would be no adverse impact to the amenity of neighbouring properties arising from the application proposal. The 2 air source heat pumps would operate over a 24 hour period and would comply with the Council's standard criteria of noise being 15dBA below background levels. The Council's Environmental Health Officer (EHO) considers that these are acceptable, as the daytime noise levels comply with criteria of BS4142:2014 and BS8233:2014 and would not cause an adverse impact on neighbouring noise sensitive properties and provide internal noise levels fit for purpose.

A standard condition with specific noise levels based on the above would be imposed in accordance with EHO recommendations to ensure that the enclosure is installed and that the units are operated in accordance with the report's recommendations. On that basis, the proposal would not harm the amenity of any residential occupiers.

Sustainability

A sustainability statement has been submitted in support of the application. It lists a commitment to making improvements to the existing building through energy, materials and water. These include the use of the heat pump VRF system to help maximise energy efficiency, installation of controlled internal

lighting, high performance building fabric (where feasible) and insulation and low water use fittings.

Transport

Due to the constrained nature of the site and its central London location in close proximity to other development sites it is considered necessary to require a construction management plan to manage the works associated with the proposal. This would be secured by s106 agreement and would include a monitoring fee of £3,136.

Consultation

The Covent Garden Community Association has no objections to the proposal but has made comments that there should be restrictions on the use of the roof terrace from 9am to 5pm Monday to Friday and that all plant should be enclosed by acoustic enclosures. These are addressed above with conditions attached to this permission in relation to the use of the new terrace and the noise from the plant. No further objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies E2, A1, A4, D1, D2, CC1, CC2, and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 4 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).
- 5 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.
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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