

Application ref: 2018/0910/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 19 June 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tibbalds Planning and Urban Design Ltd  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**20-23 Greville Street  
London  
EC1N 8SS**

Proposal:

Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.

Drawing Nos: Existing: 248-050 rev A, 248-100 rev A, 248-101 rev A, 248-102 rev A, 248-103 rev A, 248-104 rev A, 248-105 rev A, 248-106 rev A, 248-107 rev A, 248-200 rev A, 248-201 rev A, 248-202 rev A, 248-203 rev A, 248-205 rev A, 248-206 rev A (existing east context elevation), 248-206 rev A (existing west context elevation), 248-207 rev A, 248-300 rev A, 248-301 rev A.

Proposed: 248-500 rev L, 248-501 rev O, 248-502 rev L, 248-503 rev J, 248-504 rev J, 248-505 rev J, 248-506 rev L, 248-507 rev L, 248-508 rev G, 248-600 rev K, 248-601 rev R, 248-602 rev H, 248-603 rev N, 248-604 rev I, 248-605 rev P, 248-606 rev D, 248-607 rev F, 248-700 rev G, 248-701 rev L, 248-703 rev B, 248-803 rev C, 248-804 rev A.

Documents: Air Quality Assessment rev C02 dated 16/04/2018 and addendum received 02/07/2018, Sustainability Statement rev 01 dated 16/01/2018, Energy Statement rev 01 dated 16/01/2018 and email from Tibbalds dated 02/07/2018,

Sustainable Drainage Strategy Ref: J3304-C-RP-0001 rev 03, Transport Assessment dated January 2018, Planning Noise Survey Report ref: 17483-R03-A dated 12 January 2018, Historic Building Report dated January 2018, Framework Employee Travel Plan dated January 2018, Design and Access Statement dated January 2018, Draft Delivery and Servicing Plan dated January 2018, Daylight and Sunlight Report dated 20 December 2017, Construction Management Plan dated January 2018, BREEAM Pre-assessment Tracker & Action List for Retail Refurbishment rev 1 dated 16/01/2018, BREEAM Pre-assessment Tracker & Action List for Office New Build rev 1 dated 16/01/2018, Archaeological Report dated January 2018, Planning Statement dated January 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 Approved drawings

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

Existing: 248-050 rev A, 248-100 rev A, 248-101 rev A, 248-102 rev A, 248-103 rev A, 248-104 rev A, 248-105 rev A, 248-106 rev A, 248-107 rev A, 248-200 rev A, 248-201 rev A, 248-202 rev A, 248-203 rev A, 248-205 rev A, 248-206 rev A (existing east context elevation), 248-206 rev A (existing west context elevation), 248-207 rev A, 248-300 rev A, 248-301 rev A.

Proposed: 248-500 rev L, 248-501 rev O, 248-502 rev L, 248-503 rev J, 248-504 rev J, 248-505 rev J, 248-506 rev L, 248-507 rev L, 248-508 rev G, 248-600 rev K, 248-601 rev R, 248-602 rev H, 248-603 rev N, 248-604 rev I, 248-605 rev P, 248-606 rev D, 248-607 rev F, 248-700 rev G, 248-701 rev L, 248-703 rev B, 248-803 rev C, 248-804 rev A.

Documents: Air Quality Assessment rev C02 dated 16/04/2018 and addendum received 02/07/2018, Sustainability Statement rev 01 dated 16/01/2018, Energy Statement rev 01 dated 16/01/2018 and email from Tibbalds dated 02/07/2018, Sustainable Drainage Strategy Ref: J3304-C-RP-0001 rev 03, Transport Assessment dated January 2018, Planning Noise Survey Report ref: 17483-R03-A dated 12 January 2018, Historic Building Report dated January 2018, Framework Employee Travel Plan dated January 2018, Design and Access Statement dated January 2018, Draft Delivery and Servicing Plan dated January 2018, Daylight and Sunlight Report dated 20 December 2017, Construction Management Plan dated January 2018, BREEAM Pre-assessment Tracker & Action List for Retail Refurbishment rev 1 dated 16/01/2018, BREEAM Pre-assessment Tracker & Action List for Office New Build rev 1 dated 16/01/2018, Archaeological Report dated January 2018,

Planning Statement dated January 2018.

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

### 3 Detailed drawings/samples

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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.

c) Samples and manufacturer's details of all new facing materials including glazing.

d) A sample panel of all final facing material shall 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 panel must be constructed at 1:1 scale and be no less than 1m<sup>2</sup> in size demonstrate the proposed colour, texture, mesh size, fold and surface joints of the facing material.

e) Plan section and elevation details of the new shopfronts.

f) Plan, elevation and section drawings showing the typical façade details including expansion joints; panel divisions; parapet; party wall upstand; roof junctions; parapet and parapet cornice; string course; chimneys; vertical divisions between facades on the west elevation and colonnade.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the character and appearance of the area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan policies.

### 4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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 London Borough of Camden Local Plan 2017.

### 5 Hours of use: A1 use

Should the retail units hereby permitted be in A1 use, they shall not be occupied outside the following times: 07:00hrs to 22:30hrs Monday to Saturday and 09:00hrs to 22:30hrs on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1 and A4.

6 Hours of use: A3 use

Should the retail units hereby permitted be in A3 use, they shall not be occupied outside the following times: 07:00hrs to 22:30hrs Monday to Saturday and 09:00hrs to 22:30hrs on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1 and A4.

7 Hours of use: rear terrace

The rear external terrace shall not be occupied outside the following times: 09:00hrs to 22:00hrs.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1 and A4.

8 SUDS

Prior to commencement of the relevant part of the works, full details of the sustainable drainage system including a green or green-blue roof based attenuation provision, covering the roof of the extension, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of the building or in any utility plant susceptible to water, and shall demonstrate a 30% or better reduction in run off rate for the extension area. Details shall include a lifetime maintenance plan, exceedance flows, and drainage calculations for the entire site in addition to the extension, and shall thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

9 Non-road mobile machinery

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 London Borough of Camden Local Plan.

#### 10 Living roof details and installation

Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

#### 11 Solar PV

Prior to occupation of development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include:

- a) Panel / array size, orientation and tilt details - data sheets and commentary;
- b) Layout and locations of panels, inverters and generation meters - plans and cross-sections, commentary;
- c) Final no. of panels and annual energy generation - calculation summary sheet and revised BRUKL output sheets (Baseline, Be Lean and Be Green);
- d) 3D overshadowing impact assessment should be undertaken as part of energy modelling; and
- e) Lifetime maintenance plan - to include suitable safe access arrangements for occasional and regular inspection/maintenance tasks.

The cells 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 2017.

#### 12 Air Source Heat Pumps

Prior to occupation of development, full details of the proposed air source heat pumps shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include:

- a) Air-air/ air-water system proposed.
- b) Details of seasonal COP (should have a system SCOP of 4 to be considered renewable) and seasonal Energy Efficiency ratio (SEER).
- c) The applicant should demonstrate that ASHP is lower in terms of CO2 emissions than other heating/cooling systems.
- d) Noise/visual impacts should be considered.
- e) Metering details should be provided.
- f) System should comply with minimum performance standards as set out in the ECA and MGS certification requirements.

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 2017.

### 13 Construction Related Impacts - Monitoring

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 2017.

### 14 Ventilation

Prior to commencement of development (excluding demolition and site preparation works), details of the ventilation systems 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 boiler flues 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 occupants in accordance with Policy CC4 of the London Borough of Camden Local Plan and Policy 7.14 of the London Plan 2016.

### 15 Plant and equipment

Prior to the installation of any items of fixed plant associated with the operation of the development, details of plant machinery and a noise report shall be submitted to and approved in writing by the Local Planning Authority. 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. The report should reference the proposed noise limits included in Table 2 of the planning noise survey report dated 12 January 2018. A post installation noise assessment shall be carried out 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 ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with Policy A4 of the London Borough of Camden Local Plan 2017.

#### 16 Noise breakout

The noise breakout level from the operation of the proposed A1 / A3 units at 1 m from the worst affected windows of the nearest noise sensitive premises should not exceed the facade corrected limit set out in Table 3 of the planning noise survey report dated 12 January 2018.

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 London Borough of Camden Local Plan 2017.

#### 17 Crossrail

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 hereby permitted is 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.

18 Cycle parking

The cycle storage room as shown on plan No.248-500 rev L shall provide 36 cycle stands. The facility shall be provided in its entirety prior to the first occupation of any of the new retail, restaurant or office floorspace, and permanently retained thereafter.

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).

19 Contaminated land

At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan.

Informative(s):

- 1 You are advised that planning permission does not guarantee that public highway and public realm improvement works will be implemented as proposed as they are subject to further public consultation, detailed design, and approval by the Highway Authority.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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 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.

- 5 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.
- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain

permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).

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 positioned above the name and title of the signatory.

Daniel Pope  
Chief Planning Officer