

Application ref: 2019/2199/P
Contact: Thomas Sild
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Date: 18 July 2019

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

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planning@camden.gov.uk
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Medical Architecture
4 Northington Street
London
WC1N 2JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8-11 Queen Square
London
WC1N 3AR

Proposal: Construction of single storey substation outbuilding with bicycle parking following demolition of existing storage building

Drawing Nos:

5846-MAA-81-00-DR-A-302-S3 Rev P01, 5846-MAA-81-00-DR-A-303-S3 Rev P01, 5846-MAA-81-00-DR-A-304-S3 Rev P01, 5846-MAA-81-00-DR-A-305-S3 Rev P01, 5846-MAA-81-00-DR-A-306-S3 Rev P01, 5846-MAA-81-00-DR-A-307-S3 Rev P01, 5846-MAA-81-00-DR-A-308-S3 Rev P01, 5846-MAA-81-RF-DR-A-300-S3 Rev P01, 5846-MAA-81-RF-DR-A-301-S3 Rev P01, 5846-MAA-81-RF-DR-A-310-S3 Rev P01, 5846-MAA-81-SC-DR-A-309-S3 Rev P01, Design and Access Statement (Medical Architecture and Art Projects Limited) 16/04/2019, Secondary Substation Civil Design EDS 07-3102 26/10/2018

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 and documents: 5846-MAA-81-00-DR-A-302-S3 Rev P01, 5846-MAA-81-00-DR-A-303-S3 Rev P01, 5846-MAA-81-00-DR-A-304-S3 Rev P01, 5846-MAA-81-00-DR-A-305-S3 Rev P01, 5846-MAA-81-00-DR-A-306-S3 Rev P01, 5846-MAA-81-00-DR-A-307-S3 Rev P01, 5846-MAA-81-00-DR-A-308-S3 Rev P01, 5846-MAA-81-RF-DR-A-300-S3 Rev P01, 5846-MAA-81-RF-DR-A-301-S3 Rev P01, 5846-MAA-81-RF-DR-A-310-S3 Rev P01, 5846-MAA-81-SC-DR-A-309-S3 Rev P01, Design and Access Statement (Medical Architecture and Art Projects Limited) 16/04/2019, Secondary Substation Civil Design EDS 07-3102 26/10/2018

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

- 3 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.

- 4 The external noise level emitted from plant, machinery or equipment at the development with suggested mitigation measures hereby approved shall 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

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 London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The proposed single storey substation structure would replace one existing in this courtyard siting and be to a similar scale and massing. The development would have no visibility to the nearby streetscene and is contained by taller buildings and a boundary wall on two sides. A planning condition would be attached to this permission to ensure that the brick facing would match that existing.

Given the proposed structures would be of comparable height and massing to that existing, and would not rise above the adjoining boundary wall there would be no new impact on neighbouring amenity, through loss of daylight or outlook arising from this development.

The existing cycle store would be replaced with a two tier, covered store. It is noted that the cycle storage was not a policy requirement of this scheme. In order to work towards the best possible outcome, the Council's transport officer was consulted and recommendations were made to improve the accessibility and security of the proposed cycle store. However given the spatial constraints of the courtyard including a fire escape route there is restriction on the space available to install a secure cycle store with the optimum manoeuvring space. On balance it is considered that the proposals are acceptable in this context.

The siting of the substation has been reviewed by the Council's Environmental Health Officer and is considered acceptable subject to compliance with relevant planning conditions to ensure the installation of vibration and noise mitigation features and restricting the noise levels to within specified ranges.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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)
- 3 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.

- 4 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+Re
quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319](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.

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



Daniel Pope
Chief Planning Officer