

Application ref: 2019/1024/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 24 July 2019

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

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Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**3 Bloomsbury Place
London
WC1A 2QA**

Proposal:

External alterations including erection of single storey rear extension at ground floor level, installation of 5 x AC units to rear courtyard and provision of terrace at main roof level with associated balustrading.

Drawing Nos: 257.04-001, 276.03-002 P1, 276.03-100 P2, 276.03-101, 276.03-102, 276.03-103, 276.03-104, 276.03-105, 276.03-150, 276.03-160 P2, 276.03-200 P3, 276.03-201 P3, 276.03-202 P2, 276.03-203 P2, 276.03-204 P2, 276.03-204 P2, 276.03-250 P2, 276.03-260 P3, 276.03-261 P4, Design and Access Statement dated February 2019, Report VA2563.190128.NIA.

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: 257.04-001, 276.03-002 P1, 276.03-100 P2, 276.03-101, 276.03-102, 276.03-103, 276.03-104, 276.03-105, 276.03-150, 276.03-160 P2, 276.03-200 P3, 276.03-201 P3, 276.03-202 P2, 276.03-203 P2, 276.03-204 P2, 276.03-204 P2, 276.03-250 P2, 276.03-260 P3, 276.03-261 P4, Design and Access Statement dated February 2019, Report VA2563.190128.NIA.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to operation, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing 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 policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to installation, details of the size and design of the proposed acoustic enclosure for the approved air-conditioning plant shall be submitted to and approved in writing by the local planning authority.

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.

Informative(s):

1 Reasons for granting permission.

The current proposal seeks planning permission and listed building consent for a number of internal and external alterations to the host building. Externally, the submitted plans propose the erection of a single storey rear extension and creation of an amenity terrace area at main roof level.

The size and scale of the proposed single storey rear extension is considered to represent a subordinate addition that would not cause harm to the historic significance and character of the listed building. Furthermore, the extension would be connected to the main building via the existing late 19th century rear scullery at the site, ensuring that it clearly reads as a separate addition and maintains the historic fabric and layout to the rear of the site. The proposed extension would have a simple design and would be finished in traditional London stock brickwork which is considered an appropriate material choice for this particular site. Details of the proposed brickwork would be secured by condition.

The proposed roof terrace is not considered harmful in design and conservation terms as it would require no modification to the existing flat roof structure at the site, and would be similar in size to the terrace recently approved at No.4 Bloomsbury Place. A late-Victorian timber and wired-glass pitched rooflight would be removed without harm and is also considered acceptable.

The proposed roof terrace is not considered to cause unacceptable levels of overlooking at the site, particularly as it would be set in from the front and rear parapets of the host building, and its location on the roof would restrict views of any windows to the neighbouring commercial properties in Bloomsbury Place. Furthermore, the size, scale and design of the proposed rear extensions would not cause harm to neighbouring amenity in terms of loss of light or outlook.

The Council's Environmental Health Officer has reviewed the submitted acoustic report and confirmed that the proposed air conditioning units in the rear courtyard would comply with the Council's minimum noise requirements.

Whilst this is a relatively minor development, it would still require a significant amount of loading/unloading at the site during works. Therefore, given the constrained nature of the site, on a TfL highway, and its proximity to a busy junction, the Council's transport team have confirmed that a Construction Management Plan will be required to manage the impact of the implementation works on the surrounding highway network. The CMP will be secured via a s106 legal agreement.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66

of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has also 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A4 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 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 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)

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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 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.

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 typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer