

Application ref: 2019/1998/P  
Contact: Jonathan McClue  
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Date: 13 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Chapman Architects Ltd  
54-58 Tanner Street  
London  
SE1 3PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1-5 Flitcroft Street  
London  
WC2H 8DH**

Proposal: Repair and refurbishment of existing building to provide flexible office space (B1), with associated ancillary accommodation, plant and an external terrace to the rear of the building and roof. External alternations to include repairs, new doors and doorways, replacement of gallery glazing. Internal alterations to include basement waterproofing, existing staircase to be replaced/extended and enclosed, new spiral staircase and platform lift.

Drawing Nos: Drawing numbers: (FLITC-CA-00-GF-DR-A-)1001-1002 Rev P01, (FLITC-CA-00-B-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-00-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-01-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-02-DR-A-)2000 Rev P01; 2001 Rev P01; 2002 Rev P02, (FLITC-CA-00-RF-DR-A-)2000 Rev P01; 2001 Rev P012002 Rev P02, (FLITC-CA-00-ZZ-DR-A-)3001 Rev P02; 3002 Rev P01; 3003 Rev P01; 3005 Rev P02; 3006 Rev P01; 3007 Rev P01; 3008 Rev P01; 4001 Rev P01; 4002 Rev P02; 4010 Rev P02 and Design and Access Statement April 2019 Rev B 05/07/2019.

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 policies 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: Drawing numbers: (FLITC-CA-00-GF-DR-A-)1001-1002 Rev P01, (FLITC-CA-00-B-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-00-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-01-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-02-DR-A-)2000 Rev P01; 2001 Rev P01; 2002 Rev P02, (FLITC-CA-00-RF-DR-A-)2000 Rev P01; 2001 Rev P01; 2002 Rev P02, (FLITC-CA-00-ZZ-DR-A-)3001 Rev P02; 3002 Rev P01; 3003 Rev P01; 3005 Rev P02; 3006 Rev P01; 3007 Rev P01; 3008 Rev P01; 4001 Rev P01; 4002 Rev P02; 4010 Rev P02 and Design and Access Statement April 2019 Rev B 05/07/2019.

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

- 4 The approved roof terraces, as shown on the 2nd floor (FLITC-CA-00-02-DR-A-2002 Rev P02) and roof plan (FLITC-CA-00-RF-DR-A-2002 Rev P02), shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Prior to occupation of the development, the secure and covered cycle storage area for 5 cycles shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 centered on the page.

Daniel Pope  
Chief Planning Officer