



Application ref: 2019/1012/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 14 August 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
www.camden.gov.uk/planning

GCP
Suite 10, Corum 2
Corum Office Park
Crown Way
Bristol
BS30 8fj

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
Elizabeth House
4-7 Fulwood Place
London
WC1V 6HG

Proposal:

Variation of condition 2 (approved drawings) of planning permission granted on 18/09/2018 under reference 2017/6946/P for the 'Erection of two storey roof extension with plant area to office building, 4 storey rear extension (total 432sqm), opening up of front lightwell to provide access to basement floor, alterations to entrance and rear lightwell'; namely, replacement of front entrance lobby drum unit with glazed sliding doors; increase in size of windows in rear elevation adjacent to no.3 Fulwood place; installation of mansafe railings at roof level; enlargement of rear first floor roof light.

Drawing Nos: Superseded drawings: 17008/203 rev E, 17008/204 rev H, 17008/205 rev I, 17008/220 rev B.

Amended drawings: 17008/203 rev G, 17008/204 rev J, 17008/205 rev K, 17008/220 rev C.

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 the original permission granted on 18/09/2018 under reference 2017/6946/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/6946/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Existing: 17008 - 000 rev A, 17008/200 rev B, 17008/201 rev B, 17008/202 rev B.

Proposed: 17008/203 rev G, 17008/204 rev J, 17008/205 rev K, 17008/220 rev C.17008/211 rev F, 17008/212 rev C, 17008/221 rev A.

Documents: Letter from Strettons dated 28/02/2018; Daylight & Sunlight Report ref: MC/SH/KW/ROL7671 dated 20/10/2017; Noise Impact Assessment dated 06/12/2017 and Design & Access Statement dated December 2017.

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

- 3 The relevant works shall not be carried out other than in accordance with the following detailed drawings or samples of materials previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10 as approved under reference 2019/0505/P.

b) Plan, elevation and section drawings of proposed balustrades and entrance railings at a scale of 1:20 as approved under reference 2019/0505/P.

c) Samples and manufacturer's details of all new materials including bronze cladding and ground floor steps (provided on-site) as partially approved under references 2019/0505/P and 2019/0870/P.

d) Plan, elevation and section drawings of the proposed plant screen at a scale of 1:20 as approved under reference 2019/0505/P.

A sample panel of all facing materials should 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 relevant part of the works shall then be carried in accordance with the approved details and the sample panels retained on site during the course of construction.

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.

- 4 No music or amplified sound shall be played on the roof terrace at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the fifth-floor roof terrace hereby permitted shall be restricted to the following times and will not be used at any other time: 8am-6pm Monday - Fridays. The terrace shall not be used on Saturdays, Sundays and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the building, cycle parking for eight bicycles shall be provided in its entirety at basement level as shown on approved drawing reference 17008/203 rev E and permanently retained as such 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.

- 7 Prior to occupation, detailed drawings and manufacturer specifications of the plant and machinery and any necessary mitigation measures shall be submitted to and approved in writing by the Council. No plant and machinery shall be used until it has been installed in accordance with the approved details, and it shall thereafter be retained and operated in accordance with those details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.

- 8 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 facade shall be at least 15dB(A) below the LA90, expressed in dB(A). The proposed plant shall be installed and constructed to ensure compliance with the above requirements and external noise limits presented in Table 12 of Noise Impact Assessment report prepared by MLM Consulting Engineers Limited ref: 102034-MLM-ZZ-XX-RP-U-0001 dated 6/12/2017.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The previously approved front entrance lobby drum would be replaced with glazed sliding doors which would be more in keeping with the existing fenestration and the entrances of neighbouring buildings along Fulwood Place which all have glazed swing doors serving their front entrances. The doors would be aluminium framed to match the approved replacement windows to the front and rear elevations. There would be no impact on accessibility.

The stairwell windows to the rear elevation would be increased from 1m x 1.1m in size to 1.2m x 0.8m in size. As these windows serve a rear stairwell and would see a minimal increase in size, they are not considered to introduce new amenity concerns. They would be of the same design and framed in aluminium as previously approved and the impact on the approved scheme would be limited.

At fifth floor level, the rear elevation design would be changed from bronze cladding to a rendered finish to match the existing rear elevation with slate cladding to the stairwell to match the roof of neighbouring no.3 Fulwood Place. Although the loss of the approved bronze cladding is regrettable, considering that the front and rear elevations would not be read in the same context, the replacement of the approved bronze with materials more in keeping with the existing rear elevation is considered acceptable.

The approved rear first floor rooflight within the existing lightwell area would be increased from 1.3sqm to 2.6sqm. Given its sunken location within the lightwell area, the amendment would have limited impact on the approved design and would not introduce new amenity concerns.

New mansafe railings have been introduced at rooftop level which have been pulled back as far as possible away from the front elevation to minimise their visibility from street level. The railings would measure the same height as the adjacent approved plant area, and are considered acceptable in this context.

Due to the location and nature of the proposals, they would not adversely impact neighbouring amenity in terms of daylight, outlook or privacy or noise disturbance.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, A4, C6, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 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).
- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 5 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.
- 6 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+%28%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.

- 7 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 8 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.
- 9 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



Daniel Pope
Chief Planning Officer

AUTHORITY FOR SEALING/SIGNATURE
SECTION 106 AGREEMENT

Elizabeth House, 4-7 Fulwood Place – Deed of variation – 2019/1012/P

LONDON BOROUGH OF CAMDEN
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

- 1. FULWOOD PLACE LIMITED**
- 2. MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN**

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

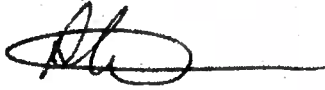
Committee Ref:

Delegated Authority

CLIENT STATEMENT

I, Richard Limbrick of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed



Richard Limbrick

Dated 12/08/2019

LEGAL STATEMENT

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed



Emily Shelton-Agar

Dated

12/8/19

SEAL REGISTER NUMBER

33 757

12.08.2019

