

Application ref: 2019/2374/P
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Development Management
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Geraghty Taylor Architects
1st floor Saxon House
48 Southwark Street
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SE1 1UN
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Evergreen House
160 Euston Road
London
NW1 2DX

Proposal: Erection of extension, canopies and insertion of doors to west elevation associated with new generator room, alterations to terrace landscaping, all to 2nd floor; alterations to Grafton Place entrance to office building (Class B1).

Drawing Nos: P18001-GT-00-XX-DR-A-00100; P18001-GT-00-XX-DR-A-00400; P18001-GT-00-XX-DR-A-00401; P18001-GT-00-XX-DR-A-00402; P18001-GT-00-XX-DR-A-00403; P18001-GT-00-XX-DR-A-00404; P18001-GT-00-XX-DR-A-00405; P18001-GT-00-XX-DR-A-00406; P18001-GT-00-XX-DR-A-00407; P18001-GT-00-XX-DR-A-00201; P18001-GT-00-XX-DR-A-00202; P18001-GT-00-XX-DR-A-00203; P18001-GT-00-XX-DR-A-00204. P18001-GT-00-GF-DR-A-00500; P18001-GT-00-GF-DR-A-00501; P18001-GT-00-GF-DR-A-00503 Rev01; P18001-GT-00-GF-DR-A-00504; P18001-GT-00-XX-DR-A-00601 Rev01; P18001-GT-00-XX-DR-A-00700 Rev01; P18001-GT-00-XX-DR-A-00701 Rev01; P18001-GT-00-XX-DR-A-00702 Rev01; P18001-GT-00-XX-DR-A-00703 Rev01; P18001-GT-00-XX-DR-A-00704 Rev01; P18001-GT-00-XX-DR-A-00705 Rev01; P18001-GT-00-XX-DR-A-00706; P18001-GT-00-XX-DR-A-00707. Design & Access Statement prepared by Geraghty Taylor dated 03.05.19. Generator Impact Assessment prepared by 24 Acoustics dated 17.04.19.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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:

P18001-GT-00-XX-DR-A-00100; P18001-GT-00-XX-DR-A-00400; P18001-GT-00-XX-DR-A-00401; P18001-GT-00-XX-DR-A-00402; P18001-GT-00-XX-DR-A-00403; P18001-GT-00-XX-DR-A-00404; P18001-GT-00-XX-DR-A-00405; P18001-GT-00-XX-DR-A-00406; P18001-GT-00-XX-DR-A-00407; P18001-GT-00-XX-DR-A-00201; P18001-GT-00-XX-DR-A-00202; P18001-GT-00-XX-DR-A-00203; P18001-GT-00-XX-DR-A-00204. P18001-GT-00-GF-DR-A-00500; P18001-GT-00-GF-DR-A-00501; P18001-GT-00-GF-DR-A-00503 Rev01; P18001-GT-00-GF-DR-A-00504; P18001-GT-00-XX-DR-A-00601 Rev01; P18001-GT-00-XX-DR-A-00700 Rev01; P18001-GT-00-XX-DR-A-00701 Rev01; P18001-GT-00-XX-DR-A-00702 Rev01; P18001-GT-00-XX-DR-A-00703 Rev01; P18001-GT-00-XX-DR-A-00704 Rev01; P18001-GT-00-XX-DR-A-00705 Rev01; P18001-GT-00-XX-DR-A-00706; P18001-GT-00-XX-DR-A-00707. Design & Access Statement prepared by Geraghty Taylor dated 03.05.19. Generator Impact Assessment prepared by 24 Acoustics dated 17.04.19.

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

- 5 Prior to first works of construction of the 2nd floor extension, full details of hard and soft landscaping of the 2nd floor terrace, with a supporting strategy for maintenance, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reasons for granting permission.

The site is not located within a conservation area, nor is it a listed building. However it is located between Euston Fire Station and Elizabeth Garrett Anderson Hospital which are a grade II* and grade II listed building respectively. Permission is sought for the erection of 2nd floor infill extension, installation of 2x canopies and generator on 2nd floor terrace, and alterations to Grafton Place entrance to office building (Class B1).

The footprint and scale of the proposed extension is considered to be appropriate generally and is subordinate to the host building. Although not a garden per se, the proposal would retain a reasonable amount of second floor outdoor terrace space for use by the office occupiers. The setback from the southern and western elevation is welcomed, as it would lessen its impact upon the building when viewed from ground level along Euston Road. The extension would match the pitch and height of the existing 2nd floor structures, which would result in a unified appearance lessening its impact and bulk on the building and the adjacent setting of the listed building. The existing terrace is heavily landscaped with extensive greenery along the terrace edges which is visible from the Euston Road. Details of the proposed landscaping with a supporting maintenance strategy would be secured by condition in order to ensure that the alterations retain sufficient quality and abundance of growth in a sustainable manner.

The proposed works to the Grafton Way entrance are considered acceptable which include the installation of a revolving door and a proposed secondary entrance door intended for wheelchair users. It is considered that these minor alterations would not harmfully impact upon the character of the street scene which is of no particular merit.

The nearest residential occupiers are identified as No.36 Churchway that would not be impacted by either the second floor extension at the front of the building or the alterations to the Grafton Place entrance. The council's environmental health team has reviewed the generator noise impact assessment and is of the view that the submitted information sets out satisfactory noise criteria for the proposed installation and compliance to Camden's noise policy. Overall, it is considered that the proposal would not impact upon the amenity of adjoining residential occupiers in regards to daylight, sunlight, overlooking, outlook and sense of enclosure.

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 would therefore be in accordance with policies A1, D1 and D2 of London Borough of Camden Local Plan 2017, the London Plan 2016 and the 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 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.

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