

Application ref: 2018/4924/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 27 September 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

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

18 - 23 Hand Court
London
WC1V 6JF

Proposal:

Demolition of 18 - 21 Hand Court and the erection of a new building comprising, basement, ground plus 4 upper storeys of office (Class B1) and retail/food and drink (Class A1/A3) uses; the refurbishment and change of use of basement and ground floor level at 22 - 23 Hand Court from office (Class B1) to retail/food and drink (Class A1/A3); and associated works.

Drawing Nos: Proposed:

975_1821HC-GA-00, 975_1821HC-GA-B1, 975_1821HC-GA-01, 975_1821HC-GA-02,
975_1821HC-GA-03, 975_1821HC-GA-04, 975_1821HC-GA-RF, 975_1821HC-
GARFPV,
975_1821HC-GE-01, 975_1821HC-GE-02, 975_1821HC-GE-03, 975_1821HC-GE-04,
975_1821HC-GS-01, 975_1821HC-eD-001, 975_1821HC-eD-002,
975_1821HC-eD-003, 975_1821HC-eD-004, 975_2223HC-GA-00, 975_2223HC-
GAB1,
975_2223HC-GA-01, 975_2223HC-GE-01.

Documents:

Planning Statement (DP9) 21st September 2018, Transport Assessment (Motion) 26th September 2018, Townscape, Heritage And Visual Impact Assessment (KM Heritage) 26th September 2018, Energy & Sustainability Statement (GDM Partnership) 12th December 2018, Structural Statement (Heyne Tillett Steel) 26th September 2018,

Statement of Community Involvement (Four) 26th September 2018, Drainage Strategy Report (Heyne Tillett Steel) 26th September 2018, Design and Access Statement (Buckley Gray Yeoman) 26th September 2018, Daylight & Sunlight Analysis (Lambert Smith Hampton) 26th September 2018, BREEAM Assessment Rev C (Verte) 26th September 2018, Archaeological Impact Assessment (Mola) 26th September 2018, Air Quality Assessment (Syntegra) 26th September 2018, Acoustic Assessment (ICP) 26th September 2018, Basement Impact Assessment (Heyne Tillett Steel) 26th September 2018, External Plant Assessment (ICP) 07 December 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

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

Existing:

Site Location Plan 975_P2-SP-01, 975_1821HC-EX-00, 975_1821HC-EX-B1, 975_1821HC-EX-01, 975_1821HC-EX-02, 975_1821HC-EX-03, 975_1821HC-EX-RF, 975_1821HC-EE-01, 975_1821HC-ES-01, 975_2223HC-EX-00, 975_2223HC-EX-B1, 975_2223HC-EX-01, 975_2223HC-EE-01.

Proposed:

975_1821HC-GA-00, 975_1821HC-GA-B1, 975_1821HC-GA-01, 975_1821HC-GA-02, 975_1821HC-GA-03, 975_1821HC-GA-04, 975_1821HC-GA-RF, 975_1821HC-GARFPV, 975_1821HC-GE-01, 975_1821HC-GE-02, 975_1821HC-GE-03, 975_1821HC-GE-04, 975_1821HC-GS-01, 975_1821HC-eD-001, 975_1821HC-eD-002, 975_1821HC-eD-003, 975_1821HC-eD-004, 975_2223HC-GA-00, 975_2223HC-GAB1, 975_2223HC-GA-01, 975_2223HC-GE-01.

Documents:

Planning Statement (DP9) 21st September 2018, Transport Assessment (Motion) 26th September 2018, Townscape, Heritage And Visual Impact Assessment (KM Heritage) 26th September 2018, Energy & Sustainability Statement (GDM Partnership) 12th December 2018, Structural Statement (Heyne Tillett Steel) 26th September 2018, Statement of Community Involvement (Four) 26th September 2018, Drainage Strategy Report (Heyne Tillett Steel) 26th September 2018, Design and Access Statement (Buckley Gray Yeoman) 26th September 2018, Daylight & Sunlight Analysis (Lambert Smith Hampton) 26th September 2018, BREEAM

Assessment Rev C (Verte) 26th September 2018, Archaeological Impact Assessment (Mola) 26th September 2018, Air Quality Assessment (Syntegra) 26th September 2018, Acoustic Assessment (ICP) 26th September 2018, Basement Impact Assessment (Heyne Tillett Steel) 26th September 2018, External Plant Assessment (ICP) 07 December 2018.

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

3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings.
- c) Samples and manufacturer's details of all new facing materials
- d) A sample panel of all brickwork shall 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 panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork.
- e) Plan section and elevation details and materials of the new shopfronts .
- f) The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, unless otherwise agreed with the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

5 Refuse and recycling

Prior to first occupation of the new building, refuse and recycling storage areas shall be completed and made available for occupants of that plot.

The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of the new building and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

6 Hours of use - Class A3 use

Any Class A3 use on the site shall only be used between the hours of:

- Monday to Thursday 10:00am until 11:30 pm
- Friday and Saturday 10:00am until midnight
- Sunday and Bank Holidays 11:00am until 10:30pm.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan.

7 SUDS

Prior to commencement of the development, full details of the sustainable drainage system including a green or green-blue roof based attenuation provision, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of the building or in any utility plant susceptible to water, and shall demonstrate the closest feasible in run off rate to greenfield (no greater than 4 l/s) is being achieved. Details shall include a lifetime maintenance plan and management of exceedance flows and shall be thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.

8 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Camden Local Plan policy CC3.

9 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable

industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

10 Green roof details

Prior to commencement of above-ground development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan policies.

11 Sound proofing

Before the use commences, all fixed M&E and associated acoustic isolation, sound attenuation and anti-vibration measures are to be shown on plans 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 prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding amenities in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

12 Noise levels

Offices neighbouring fixed plant shall be designed to attain the following internal noise levels (BS 8233:2014).

| Activity | Design range LAeq,T dB |
|------------------|------------------------|
| Open Plan Office | 45-50 |

Before commencement of the use hereby permitted, details shall be provided to demonstrate the standard of sound insulation is sufficient and internal noise levels in offices shall be met and the results submitted to the Local Planning Authority for approval.

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.

13 Amplified Music

No music or any amplified sound shall be audible at the boundary of any noise sensitive premises either attached to or in the vicinity of the premises to which this application refers.

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.

14 Cycle parking

Prior to first occupation, the following bicycle parking shall be provided:

- 24 long stay cycle parking spaces for office staff
- 4 long stay cycle parking spaces for retail staff

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

15 Photo-voltaics

Prior to first occupation of the buildings, the photo-voltaic cells shall be installed in full accordance with the approved plans and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Waste comments (Thames Water)

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater

discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15m of our underground waste water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

2 Water Comments (Thames Water)

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3 Construction Management Plan

The Council will also require the principal contractor to register the development with the Considerate Constructors Scheme. The principal contractor will also need to comply with the CLOCS standard as discussed in questions 17-19 of the Council's CMP pro-forma.

- 4 Please note that with regards the Class A1/A3 flexible units, the lawful use of the premises will default to whichever use is in occupation 10 years from the date of this permission.

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 written over a horizontal line.

Daniel Pope
Chief Planning Officer