



Application ref: 2019/2819/P  
Contact: Laura Hazelton  
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Date: 25 October 2019

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

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Haworth Tompkins  
33 Greenwood Place  
London  
NW5 1LB

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**The Warburg Institute**  
**Woburn Square**  
**London**  
**WC1H 0AB**

**Proposal:**

Erection of 2 storey courtyard infill extension to the rear of the Warburg Institute; alterations to the existing building including the replacement of finishes to the main roof, repairs to brickwork and the replacement of an existing access stair in the lightwell; upgrade of plant and servicing.

Drawing Nos: 1811-HT-XSP-001, 1811-HT-XE-010, 1811-HT-XE-011, 1811-HT-XE-012, 1811-HT-XP-013, 1811-HT-XP-014, 1811-HT-XP-015, 1811-HT-XP-020, 1811-HT-XS-021, 1811-HT-XS-022, 1811-HT-XS-023, 1811-HT-XS-024, 1811-HT-E-010, 1811-HT-E-011, 1811-HT-E-012, 1811-HT-P-013, 1811-HT-P-014, 1811-HT-P-015, 1811-HT-P-020, 1811-HT-S-021, 1811-HT-S-022, 1811-HT-S-023, 1811-HT-S-024, SR600 ver 4, Design & Access Statement dated May 2019 and attached appendices.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1811-HT-XSP-001, 1811-HT-XE-010, 1811-HT-XE-011, 1811-HT-XE-012, 1811-HT-XP-013, 1811-HT-XP-014, 1811-HT-XP-015, 1811-HT-XP-020, 1811-HT-XS-021, 1811-HT-XS-022, 1811-HT-XS-023, 1811-HT-XS-024, 1811-HT-E-010, 1811-HT-E-011, 1811-HT-E-012, 1811-HT-P-013, 1811-HT-P-014, 1811-HT-P-015, 1811-HT-P-020, 1811-HT-S-021, 1811-HT-S-022, 1811-HT-S-023, 1811-HT-S-024, SR600 ver 4, Design & Access Statement dated May 2019 and attached appendices.

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

- 3 Prior to commencement of the relevant part of the works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;
  - b) Details including sections at 1:10 of the junction between the existing building and glazed link;
  - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 if in CA) 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. 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of a new two storey extension within the existing courtyard area, where it would be bounded by the two wings of the existing building. The extension would measure two storeys in height with a footprint of approximately 187sqm. The proposed location and massing of the extension is considered acceptable. It would sit within the courtyard area of the C-shaped building so that views of the extension would only be possible from the rear windows of properties along Woburn Square and Torrington Square. In the context of the existing building, it is considered a subordinate addition which would have limited impact on the appearance of the host building or Bloomsbury Conservation Area.

The rear elevation of the existing building differs from the front as it is finished in white glazed tiles as opposed to the dark brick seen elsewhere on the building. The extension would be constructed of brick to match the existing material palette and would be a light colour to complement the white tiles of the rear elevation. It joins the existing building by a glazed double height link on one side. Detail would be introduced with hit-and-miss brickwork and large glazed openings. The proposed materials and detailed design would differentiate the extension as a new addition yet respect the existing character,

appearance and materials of the host building and are considered an appropriate response to the setting.

The existing roof will be replaced and reconstructed in matching materials, design and profile. There would be no impact on the appearance of the building and these works are considered acceptable. The replacement of the existing stairwell within the lightwell fronting Torrington Square would be a minor alteration given its similar appearance, which would not impact the appearance of the building or conservation area.

The proposals would involve the creation of 347sqm additional educational floorspace for the Warburg Institute. Policy H2 of the Local Plan requires a mixture of uses in all parts of the Borough, including a contribution to housing. The Warburg Institute is located within the Central London Area and as such where there is more than 200m<sup>2</sup> (GIA) of additional floorspace provided, up to 50% of all additional floorspace should be housing. However, the provision of self-contained housing would not be compatible with the existing use, and in line with paragraph 3.49 of policy H2 which states that proposals are not required to provide housing if the development is publicly funded or serves a public purpose, it would not be appropriate for housing to be provided on site.

The proposals involve the upgrade of existing plant and as such, a noise impact assessment has been submitted. The Council's Environmental Health Officer has confirmed that the submitted information sets out satisfactory noise criteria for the proposed installation, and as such, has no objections to the application subject to the conditions listed above.

The five silver birch trees within the courtyard area would need to be removed to make way for the rear extension. An Arboricultural report has been submitted which assesses the trees at Category C (low quality) as the trees have been planted in close proximity to each other and the building, resulting in three of the trees forming suppressed crowns. Given their isolated location within an internal courtyard, their loss is not considered the harm the visual amenity of the area. The existing mature trees to the rear of nos.33 and 34 Torrington Square would not be impacted by the works. A green roof is proposed to mitigate against the loss of the existing trees and preserve biodiversity at the site. Full details and a maintenance plan shall be secured by condition.

- 2 Due to the location of the site in the Central London Area directly adjacent to one of the busiest cycling and walking routes in the borough (Tavistock Place and Torrington Place corridor), a Construction Management Plan (CMP) is required to be secured by S106 legal agreement with a CMP implementation support contribution of £3,136.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of loss of daylight, outlook or privacy.

No objections have been received prior to the determination of this application. The planning history of the site has been 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 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, E1, D1, D2, H2, T1, and T2 of the Camden Local Plan. The proposed development also accords with The London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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)

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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer