



Application ref: 2019/0191/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 20 November 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

6a architects
Rapier House, 40-46 Lambs Conduit Street,
London
WC1N3LJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
35 Emerald Street
London
WC1N 3QW

Proposal:

Erection of a two storey building with glazed frontage following partial demolition of an existing building to provide additional floorspace for existing community centre (Class D2)

Drawing Nos:

0000 (Rev P1); 0005 (Rev P1); 0100 (Rev P1); 0101 (Rev P1); 0102 (Rev P1); 0200 (Rev P1); 0201 (Rev P1); 0202 (Rev P1); 1500 (Rev P1); 1501 (Rev P1); 1502 (Rev P1); 1503 (Rev P2); 1600 (Rev P2); 1601 (Rev P2); 1602 (Rev P2); 1700 (Rev P1);

Design & Access Statement (prepared by 6a architects); Planning noise report (prepared by Sandy Brown, dated 31 July 2017)

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:
0000 (Rev P1); 0005 (Rev P1); 0100 (Rev P1); 0101 (Rev P1); 0102 (Rev P1);
0200 (Rev P1); 0201 (Rev P1); 0202 (Rev P1); 1500 (Rev P1); 1501 (Rev P1);
1502 (Rev P1); 1503 (Rev P2); 1600 (Rev P2); 1601 (Rev P2); 1602 (Rev P2);
1700 (Rev P1); Design & Access Statement (prepared by 6a architects);
Planning noise report (prepared by Sandy Brown, dated 31 July 2017)

Reason:

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 Before the use commences, the plant shall be housed in acoustic enclosures in accordance with the Planning noise report (prepared by Sandy Brown, dated 31 July 2017). 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 policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 5 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) the design of the artwork to be applied to the front facade and internal walls, including materials, method of application and scheme of maintenance.

b) 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The building shall not be used outside the following times:

07.00 - 22.00 Mondays to Fridays

08.00 - 22.00 Saturdays and Sundays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the construction of a new two storey building accessed fronting Emerald Street passageway (off Lamb's Conduit Street) following the demolition of the existing single storey building. The existing building is of no architectural merit and in reflection, is not identified as a positive contributor to the Conservation Area. The use of the building would be to provide additional D2 floorspace for the existing Holborn Community Association and through doing so, greatly improve its accessibility and environmental performance, providing a more inviting, active frontage; and essentially help the centre meet a growing demand that the current building cannot provide for. Under policy C3 (cultural and leisure facilities) the Council wants to ensure that existing cultural and leisure attractions are sustained and enhanced; the expansion of the centre is therefore welcomed. Improved accessibility of the site is an important element that the new building will bring, currently there is no step-free access throughout the site. The new building will provide level access from Emerald Street and lift access within.

It is noted there is an extant permission under planning permission ref 2017/2151/P (dated 20/07/2017) for a similar scheme albeit slightly taller.

The basement and ground floor levels are to be remade, with an additional storey in height on the Emerald Street frontage. No excavation is proposed and the existing basement slab would be reused. The scale along the Emerald Street passageway is of single and two storey buildings with the four storey flank elevation of Bedford House at its entrance. The height of the building would be less than that approved under 2017/2151/P. The additional height is therefore considered acceptable.

The façade is designed as a grid with a lightweight hybrid steel and timber structure that supports glazed panels punctuated by vents and solid composite panels in a muted colour scheme complementary to the Emerald Street passageway. It is proposed to treat the façade as an artwork (to be commissioned with details to be secured by condition) which will also encompass the interior walls. It is felt that the largely glazed frontage allows for a lightweight building that would provide relief and openness to the constrained passageway, resulting in a more welcoming environment for those arriving to

the centre. The transparency is important to the centre as it provides views in to the building from the alleyway, drawing attention to its quite secreted location, and also facilitates sight lines to the alleyway for staff. Whilst other buildings along Emerald Street passageway are primarily of more solid, masonry-based construction, there are examples of buildings that incorporate considerable glazing including the adjacent modern Rapier House on Lamb's Conduit Street and several 19th century warehouse buildings further along Emerald Street. Furthermore, due to the narrowness of the passageway, the building would not be viewed in its entirety from street level. It would be visible in oblique glimpses from Lamb's Conduit Street; however, owing to its appropriate scale and sensitive design, it is not considered to cause harm to the character or the appearance of the Bloomsbury Conservation Area.

The gym/sports hall would be served by openable rooflights for daylight and natural ventilation. There are existing openable rooflights in this location already and so it is unlikely that noise emissions from the new facility would increase. The improvements to the centre; however, may increase the capacity, type and/or frequency of events that take place in the hall and to ensure this is not to the detriment of nearby residential occupants, a condition that limits noise generating activities to 7am-10pm on weekdays and 8am-10pm on weekends shall be attached.

- 2 The plant equipment is sited so as to be invisible from the passageway on the roof of the new two storey building. The equipment will be placed within discreet acoustic enclosures. A noise report has been submitted with the application that has been reviewed by the Council's Environmental Health officer who finds the installation of the equipment to be acceptable subject to conditions.

The building sits within the daylight/ sunlight envelope that has been calculated based on BRE guidance. As such, it would not lead to a material loss of daylight or sunlight to surrounding residential occupiers. Light spill from the new largely glazed building would be mitigated by composite panels. The building is situated directly opposite office uses with no residential windows directly facing.

The proposal is likely to result in an increased number of trips to the community centre; however, it is highly expected these can be absorbed by the existing transport network by virtue of the site being located in a highly accessible location. Due to site constraints, no cycle parking is proposed; however, there is existing on-street public provision on Lamb's Conduit Street and Emerald Street.

The proposal would involve a significant amount of demolition and construction work which is likely to generate a large number of construction vehicle movements. Traffic congestion is already a significant problem in this part of the Borough, and it would be necessary for construction vehicle trips to be managed so as to avoid the peak periods. To mitigate the impact on amenity during the construction period, a Construction Management Plan (plus monitoring support fee of £3,136) would be secured by section 106 agreement.

The scale of construction is likely to lead to some damage to the public

highway and therefore a highway contribution will be sought to cover any necessary repair works.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C2, C3, C6, T1, T2, D1, D2, TC2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer