

Application ref: 2017/4551/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 28 November 2019

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

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JLL
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
11-12 Grenville Street
London
WC1N 1LZ

Proposal:

Change of use of upper floor offices (B1) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed), demolition of existing rear garage and erection of a 2 storey 2 bed dwelling with basement, consolidation of the existing ground floor retail (A1) and cafe (A3) to provide a replacement retail/restaurant (A1/A3) and installation of replacement kitchen extract plant; erection of a 1st to 3rd floor rear infill extension and external alterations to the front elevation including replacement windows, shopfront and roof.

Drawing Nos: Existing: (01)001B, (PL)110C, (PL)111C, (PL)112C, (PL)113C, (PL)114C, (PL)115C, (PL)210D, (PL)212D, (PL)310C, (PL)312E

Proposed: (PL)610 E, (PL)611G, (PL)612C, (PL)613C, (PL)614D, (PL)616C, (PL)710D, (PL)711E, (PL)810D, (PL)811D,

Documents: Plant Noise Assessment ref: AS9191.160817.NIA (Clarke Saunders Acoustics) August 2016, Energy Statement ref 4034 3 (Watkins Payne) July 2017, Sustainability Statement and BREEAM Domestic Refurbishment (Watkins Payne) July 2016, Schedule of Areas rev B ((Garnett and Partners) March 2018m, Basement Impact Assessment ref: 8108.2_FS_GB 2.0 (TWS) June 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 plans:

Existing: (01)001B, (PL)110C, (PL)111C, (PL)112C, (PL)113C, (PL)114C, (PL)115C, (PL)210D, (PL)212D, (PL)310C, (PL)312E

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

- 3 The demolition hereby permitted shall not be undertaken before a construction contract for the carrying out the development of the site approved by this permission has made and details of this construction contact have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the conservation area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 Details of a façade retention plan setting out the methods to ensure the retention and structural support of the existing building façade during the construction process shall be submitted to and approved in writing by the local planning authority prior to the commencement of the demolition works. The development shall thereafter only be implemented in accordance with the approved façade retention plan.

Reason: To safeguard the character of the conservation area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a

suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 6 The ground floor/basement retail unit hereby approved shall only be used for retail use (A1 use class) or restaurant (A3 use class) and shall not be used for any other use in the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the local planning authority through the submission of a planning application.

Reasons: To protect the vitality and viability of this designated retail frontage and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, TC2, TC4 and A1 of the London Borough of Camden Local Plan 2017.

- 7 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 prior to the commencement of the development:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and doors at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including the method of fixing.
- c) Samples and manufacturer's details of new facing materials including windows; timber and brickwork. The sample panels of all facing materials shall demonstrate the proposed colour, texture, face-bond and pointing.
- d) Details drawings including sections and elevations at a scale of 1:20 of the new shopfronts including glazing and glazing bars; fascia panel; awnings; capital and console brackets.
- e) Details of all new signage for the commercial unit(s) including size; location and illumination of all new fascia and projecting signs

The development shall be implemented only 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 policies D1 and D2

of the London Borough of Camden Local Plan 2017.

- 8 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:2014 within the noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the proposed residential flats in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 The residential flats hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the local planning authority prior to the first occupation of the development.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 11 The proposed basement excavation shall be carried out in accordance with the recommendations, requirements and methodologies of the Basement Impact Assessment documents and supporting information hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 12 The retail/restaurant use hereby permitted shall not be carried out outside the following times 07:30 - 23:00 Mondays to Saturdays and 09:00 - 22:30 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 13 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building, without the prior approval in writing of the local planning authority.

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.

- 14 The proposed side and rear facing windows to unit 1 (mews dwelling) shall be obscure glazed and fixed shut to 1.7 m above finished floor level and the proposed side facing windows at ground floor level to unit 2 (facing onto the Colonnade) shall be obscure glazed and fixed shut, all of which shall be permanently retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 15 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended, or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 16 Details of an air quality report and suitable air quality mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall thereafter be implemented only in accordance with the approved mitigation measures which shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 17 Details of refuse storage and management arrangements for the proposed commercial unit shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the unit. The development shall thereafter be implemented only in accordance with the approved measures which shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies A1, D1 and CC5 of the London Borough of Camden Local Plan 2017.

18 At least 28 days before the development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

19 Prior to use, 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 and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration

20 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the proposed residential flats in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

21 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of the proposed residential flats in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

22 Notwithstanding the approved drawings, before occupation commences, details of a secure and covered cycle storage area for 9 cycles shall be

submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained 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.

- 23 Details of the means of ensuring visual privacy to the bedroom windows overlooking the Colonnade shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the units. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: To ensure an acceptable level of privacy is provided to residential occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer