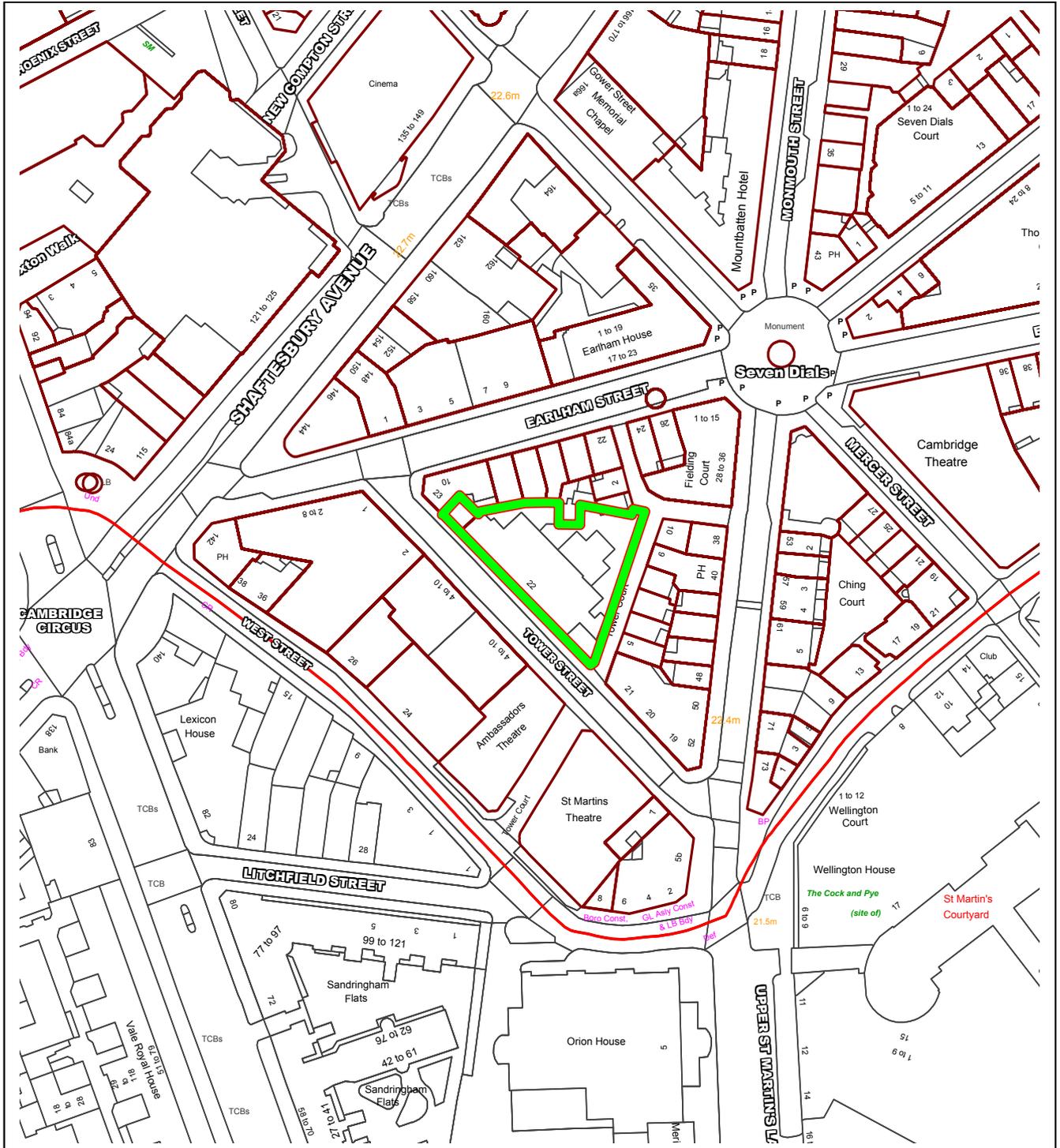


22 Tower Street, London, WC2H 9NS
2019/0004/P & 2019/0737/L



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Photos



View down Tower St



Left side to site from front



Front view of where two storey side extension will be



View of front of site



View of front entrance and façade



View of rear of building and rear conservatory



Rear Conservatory



Left side of conservatory towards Tower Court



View towards the back right of the courtyard



Rear view from the conservatory towards 2 Tower Court



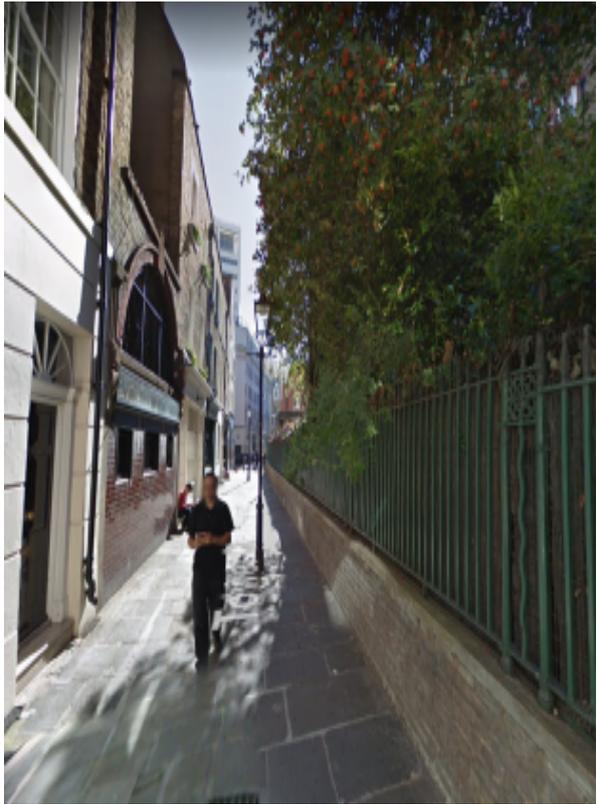
View down towards basement area



Street view from the east side of Tower Street



View down Tower Court



All three photos show views down Tower Court and views back from Tower Court to 22 Tower Street.

Delegated Report		Analysis sheet		Expiry Date:		19/11/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		21/10/19	
Officer				Application Number(s)			
Jaspreet Chana				i) 2019/0004/P ii) 2019/0737/L			
Application Address				Drawing Numbers			
22 Tower Street London WC2H 9NS				<i>Refer to decision notices</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
i) Refurbishment of existing B1a (office) building, erection of two storey front and side extension, various external alterations and replacement of rear conservatory with a single storey rear extension							
ii) Internal and external alterations, replacement of rear conservatory with single storey rear extension and construction of two storey front and side extension							
Recommendation:		(i) Grant conditional planning permission subject to a Section 106 Legal Agreement (ii) Grant conditional listed building consent					
Application Type:		i) Full Planning Permission ii) Listed building consent					

Conditions or Reasons for Refusal:				
Informatives:	<i>Refer to Decision Notices</i>			
Consultations				
Summary of consultation:	<p>The site notice(s) were displayed on 13/02/19 (consultation end date 10/03/19). The development was also advertised in the local press on the 13/02/18 (consultation end date 09/03/18).</p> <p>Due to amended plans re-advertisement was carried out. The site notice(s) were displayed on 27/09/19 (consultation end date 21/10/19).</p>			
Adjoining Occupiers:	No. of responses	11	No. of objections	06
Summary of consultation responses:	<p>Objections were received from neighbouring properties 4-10, 10 Tower Court:</p> <ol style="list-style-type: none"> 1. The change of use of the building is generally supported by residents as they think it will revive the site and the area. 2. Objections were raised to the additional gate being introduced into the wall along Tower Court. Residents think this will cause additional noise disturbance, also cyclists may have access to this side road which has blind corners and house entrances placed in it. 3. Inserting a new gate to this side would cause noise, antisocial behaviour, cyclist and pedestrian traffic and cigarette fumes would proliferate. 4. The bin storage placed towards the rear would cause further disturbance to residents if wheeled along the side road to the front, bin store location should be changed to the front of the site. 5. The noise of the casters rubberised or not would echo as they rattle along. 6. The plant equipment of the café use would cause additional noise and disturbance. 7. Concerns in regards to overlooking from new window and new activity from the proposed works at the rear of the site. 8. A misstep in the design, whether the gate, the new structure, or the landscaping, could well defile a unique green space that is visible to the community and that makes Tower Court a unique street. 9. Restrict hours of use of the office building and side gate use. 10. Trees would be lost as part of the proposed works. <p><i>Officer's response: In regards to points 2, 3, 4, and 5 please refer to the sections 5, 6, 7 and 10 of the below discussion. In regards to Point 6, the café use has been omitted from the proposal and the plant equipment has been limited just to office use only. In regards to points 7 and 8 please refer to sections 6, 9 and 10 below. Restriction to the hours of use of the office is not considered appropriate; however a condition on the hours of use of the side gates would be applied. In regards to loss of trees please refer to section 9 below.</i></p>			

**Covent Garden
Community
Association:**

A letter/email of objection was received on behalf of the Covent Garden Community Association (CGCA). Their comments can be summarised as follows:

- (1) Covent Garden Community Association (CGCA) supports: the change of use of this building and giving the garden a new lease of life.
- (2) It's a highly sensitive site which is overlooked by many residential dwellings on all 4 sides of the site to the rear.
- (3) We suggest modifications to the application and conditions to any consent to prevent potential negative impact (these are all listed in the letter/email).
- (4) We are not convinced of the benefits of the first floor extension proposed for the single storey part of the building on Tower Street. We would not oppose an extension that was more sympathetic to the existing listed building.

Officer's response:

In regards to points 2, 3 and 4 please refer to sections 5, 6, 7, 8, 9 and 10 of the discussion below.

Site Description

No.22 Tower Street houses a Grade II Listed former board school that was constructed in 1847 and granted listed status in 1974 (HE ref. 1379048). The site has 5 main floors and 6th floor which is the bell tower and is located in the middle of Tower Street. The site has Tower Court to the east which is a pedestrianised street with a terrace of houses on its eastern side and there are also residential houses on the western boundary. The site is situated in Seven Dials Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

No.22 Tower Street:-

2014/3425/P: Change of use and conversion from offices (B1) to 22 residential units (C3) comprising 3 x studio units, 12 x one-bed units, 5 x two-bed units and 2 x three-bed unit including removal of existing orangery and replacement with new two storey structure - **Granted Subject to a Section 106 Legal Agreement** on 26/11/2014. Development not implemented and now expired.

2014/3431/L: Alterations associated with change of use from offices (B1) to 22 residential units (C3) and removal of existing orangery and replacement with new two storey structure – **Granted** on 05/12/2014. Development not implemented and now expired.

2018/3946/L: Internal soft strip-out of the building in advance of refurbishment – **Granted** on 09/10/2018.

No.2 Tower Court:-

2019/2525/P: Change of use of building from ancillary office (B1a) to provide 2x self-contained flats (2x 1bed, 2 person - C3) including demolition of conservatory and opening up of lightwell, lowering of basement slab, creation of new entrances and replacement of windows - **Granted Subject to a Section 106 Legal Agreement** on 28/10/2019.

2019/2865/L: Alterations to property to facilitate its conversion from offices to 2x duplex flats including: (external) demolition of existing ground floor extension and formation of lightwell, creation of new entrance, installation of new GF entrances and replacement of windows and roof; and (internal) demolition and replacement of stairs; lowering of basement slab; removal of partitions and layout changes – **Granted** on 28/10/19.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Draft London Plan 2019 (Consolidated Suggested Changes Version)

Camden Local Plan (2017)

- G1 - Delivery and location of growth
- A1 Managing the impact of development
- A3 Protection, enhancement and management of biodiversity
- A4 Noise and vibration
- A5 Basements and Lightwells
- C1 Health and well-being
- C5 Safety and security

- C6 Access
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC4 Air Quality
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

Camden Planning Guidance:

- [CPG Access for all](#) (March 2019)
- [CPG Air quality](#) (March 2019)
- [CPG Amenity](#) (March 2018)
- [CPG Design](#) (March 2019)
- [CPG Employment sites and business premises](#) (March 2018)
- [CPG Energy efficiency and adaptation](#) (March 2019)
- [CPG 2 Housing \(May 2006 Updated March 2019\)](#)
- [CPG Transport](#) (March 2019)

Conservation Statements:

- **Seven Dials Conservation Area Statement (1998)**

Assessment

1. The proposal

1.1. Planning permission is sought for: Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension.

1.2. The internal works would comprise of:

- Removal of the central lift shaft;
- Removal of one flight of later stairs and replacement lift;
- Removal of later interior partitions;
- Removal of small sections of the original wall to create new openings; and
- Removal of mezzanine on the fourth floor.

1.3. The external works would comprise of:

- Removal of winter garden and replacement with terrace to front elevation;
- Addition of two storey front/side extension to the left of the building to replace single storey side extension;
- Replacement of non-original security bars;
- Replacement of window frames to rear elevation;
- Replacement of the existing rear conservatory with a single storey extension;
- New gate entrance from Tower Court.
- Replacement of main roof

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers. The revisions made to the proposed scheme can be summarised as follows:

- Remove the A1/A3 use from the proposal so there is no change of use as part of this application. The ground and first floor of the proposed two storey side extension would be in B1a office space same as the rest of the building.
- Change of proposed side first floor extension design to demolish the ground floor existing extension and insertion of a two storey side extension and remodelling of the design style and form of the proposed two storey side addition.

2.2. The revisions made to the scheme did change the original proposals materially therefore the scheme was re-consulted on and the changes were accepted.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Loss of employment use
- The visual impact upon the appearance and significance of the host listed building, streetscene, local area and the Seven Dials Conservation Area
- Impacts on neighbouring amenity
- Noise
- Access, Cycle Parking and Transport

- Landscape/Trees
- Waste and recycling

4. Loss of employment use

- 4.1. The grade II listed building site is within the Covent Garden Specialist Shopping Area. No part of the proposed site falls within a designated frontage. The site has been vacant for over 5 years since the previous tenant's departure. During this time the applicant states that the site was marketed various times for office use and development however there was no demand for it. The applicant is proposing to refurbish the whole building and use all the floors as well as the new front/side and rear extensions as office space.
- 4.2. The original proposals included the loss of a proportion of the office floorspace to provide new A1/A3 use within the new side extension but following amendments, the proposed A1/A3 use was removed from the proposal. Despite there being modest losses of floor space through the reconfiguration such as the 4th floor mezzanine space and the removal of the winter garden, there has been an overall gain in office floorspace through the provision of the two storey side extension and the single storey rear extension. This is welcomed and considered appropriate in this location.

5. The visual impact upon the listed building, character and appearance of the host property, street scene, local area and the Seven Dials Conservation Area

Special Interest of the listed building

- 5.1. The application building is a grade II listed former board school dating from circa 1874. Originally it was constructed as the Tower Street Board School and the façade reflects this type of building with the use of yellow and red stock brick, steep slated roof with gables and tall brick chimney stacks. All four elevations are largely unaltered although a single storey side extension (to the north), front roof conservatory and two storey conservatory at the rear have been added in the late twentieth century when the building was converted to offices and are considered to detract from the significance of the building.
- 5.2. The interior however has been thoroughly modernised with most features of interest being removed and modern partitioning and mezzanines having been inserted. The special interest of the building lies largely with the exterior of the building although the interior does retain some features of interest such as the general layout of the historic masonry walls and the roof structure and space evident on the fourth floor. It is noted that an internal soft strip-out of the building has been approved recently in advance of refurbishment to prepare the building, which remains extant.

Internal works

5.3. The internal works would comprise of:

- Removal of the central lift shaft;
- Removal of one flight of later stairs and replacement lift;
- Removal of later interior partitions;
- Removal of small sections of the original wall to create new openings; and
- Removal of mezzanine on the fourth floor.

5.4. The heritage impact assessment submitted with this application highlights that the above

removals of internal fabric relate to later additions 1980s/90s inserted partitions. As such it is considered that the removal of such fabric would cause no harm to the special interest of the subject building.

5.5. The creation of a new open plan layout via the removal of the partitions and central lift would resemble the original layout of the former school. The removal of the mezzanine floor will also open the roof space to its original proportions, these alterations would therefore be welcomed.

External works

5.6. The external works would comprise of:

- Removal of winter garden and replacement with terrace to front elevation;
- Addition of two storey front/side extension to the left of the building to replace single storey side extension;
- Replacement of non-original security bars;
- Replacement of window frames to rear elevation;
- Replacement of the existing rear conservatory with a single storey extension;
- New gate entrance from Tower Court.
- Replacement of main roof

Removal of winter garden and replacement with terrace to front elevation

5.7. The front elevation features a curved conservatory like feature 'winter garden' on the 4th floor which is an open communal terrace. The structure is built out of dated uPVC and it is considered that its appearance makes a negative impact on the appearance and architectural significance of the listed building. The proposed works would include the removal of the conservatory structure and the creation of an open terrace with a metal balustrade and the openings will be replaced with large arched openings which complement the curved openings above. This element is considered to enhance the front elevation of the listed building by unifying the front three bays of the listed building.

Addition of two storey front/side extension to the left of the building to replace single storey side extension

5.8. The existing single storey (to the left when viewed from Tower Street) side extension was an addition which was added on later in 1980 to the subject building. This addition appeared to have been in use as a garage prior to conversion in the 1980s, at which point the windows were added. Given this, it is considered that this side addition is of limited historic significance and is therefore considered acceptable to be demolished and replaced with a new addition which would enhance the existing listed building.

5.9. The proposed two storey front/side extension has been created following various design schemes and negotiations with officers, as this addition needed to complement the existing listed building and the surrounding vibrant seven dials conservation area. The architectural design of this side addition takes inspiration from the existing listed building as well as being subordinate to it.

5.10. The two storey side extension is set below the stone coping on the first floor front elevation ensuring that the proposed extension is subordinate to the existing listed building frontage. The fenestration on the proposed extension is similar in design/style and form to those on the existing listed building with busier windows on the top levels rather than the lower levels. The listed building has a formal symmetrical façade, this approach has been applied to the proposed extension with the proportions of the window openings and the stone façade proportions

surrounding the openings. Inspired by the red brick piers between the windows on the existing building a semi-circular column has been introduced between the windows on the proposed first floor of the side addition.

- 5.11. The materiality of the side addition again utilises the materials of the existing building which uses stock bricks combined with a secondary red brick. The proposed extension echoes this by using a technical stone in red-pink tone as the primary material with a rich textured grey terrazzo used as the secondary material to highlight the details on the façade.
- 5.12. The proposed two storey extension is considered to be a subordinate addition to the listed building which sits comfortably within the site context and contributes well to the seven dials conservation area. The design and details of the proposed addition will bring contemporary design and visual interest to this area and will be clearly differentiated as a modern extension.

Replacement of later security bars

- 5.13. The proposed removal of the security bars from the existing building on the ground, first and second floors would be welcomed. Previous applications indicate these bars to be later additions to the building and therefore their removal would not be harmful to the host building and in turn revert the openings to their original condition.

Replacement of window frames to rear elevation

- 5.14. The window frames to rear elevation are to be replaced by slimmer profile high quality hardwood windows painted white to match the existing. The opening and design of the window would be similar to that of the existing but further detail shall be secured by condition.
- 5.15. The existing ground floor windows to the rear would see their cill dropped to floor level and be replaced with fixed hardwood windows painted white. This alteration would allow for more daylight to enter into the ground floor area and given their siting to the rear at ground floor level they would cause no harm by being replaced, however further details on the new windows would be required by condition.

Replacement of the existing rear conservatory with a single storey extension

- 5.16. Currently to the rear there is an unsympathetic plastic double height conservatory which extends down to the basement. Whilst this has attempted to blend in with the historic building and surroundings through its ornate roof form it is unsuccessful as it is synonymous with a 1980s mass produced conservatory for historic buildings rather than a well thought out extension which would complement its surroundings.
- 5.17. The replacement proposal is a contemporary single storey structure which is of a spacious size; and is designed to leave the original building as the dominant building with this being clearly differentiated modern, secondary addition. It is attached to the original building via a link extension and also adjoins the existing basement with a walk over rooflight. The extension's height and footprint are both smaller than the existing structure and appears to represent an improvement in design form and massing of the addition.
- 5.18. The siting and size of the extension allow views of the rear elevation from all public views around the site and is not so high that it would restrict views from neighbouring properties. The extensions modern design and use of materials is of high quality and will create an uplifting space for guests to be welcomed into and in turn would enhance the relationship of the existing building and the courtyard.

5.19. Furthermore a lightwell which is currently placed to the west of the rear conservatory is proposed to be covered over by a walk on rooflight this will enhance the new courtyard and make the space more accessible and easier to walk around.

New gated entrances from Tower Court

5.20. An additional 2 gates are proposed to be added within the railings along Tower Court. These will be single pedestrian gates set flush with the existing railings and would result in the removal of a small part of the modern plinth walling. One gate would be for access to the garden area and one gate further along would be a cycle entrance. The brick wall appears to be from the 20th century, therefore it cannot be original and the loss of a small section of wall would not cause harm to the significance of the listed building or the surrounding area. It is considered that the overall character and appearance of the railings within Tower Court would not be compromised.

5.21. The new gates will increase the amount of activity at the junction with Tower Court and passing through but it is considered that it will increase natural surveillance of the area which is set back and hard to see from main roads and make the site more user friendly which is welcomed.

Replacement of main roof

5.22. The existing main roof which serves the central core of the building with the entrance is to be stripped and new slate and lead roof tiles are to be installed to match the existing. This is welcomed subject to sample of materials condition.

Conclusion and assessment of the impact on significance

5.23. The significance of 22 Tower Street derives from a combination of its architectural and historic interest, largely expressed through its external appearance and fabric. It is evident that since the former school building was converted to offices, the internal parts of the building were substantially altered with insertion of entire floors in the late 1980s. The upper floor within the building exposes the roof truss which is one of the only internal features left of some interest. The proposals would remove the negative features in relation to this building which have been identified as the rear conservatory, front winter garden which both are of poor quality materials and appearance. The proposed works are considered to enhance the grade II listed building by opening up former spaces, reversion of the internal partitioning with the creation of new extensions which would be subservient to the existing building.

5.24. It is therefore considered that the proposals would cause no harm to the significance of the listed building and would in turn enhance the appearance of the building within the street scene and this part of the conservation area.

5.25. Subject to the recommended conditions, the Council's Conservation Officer has confirmed it is considered that the proposed works would not cause a detrimental impact upon the character, appearance or significance of the host listed property and would preserve and enhance the special character of the conservation area. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5.26. Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

6. Impacts on neighbouring amenity

- 6.1. The listed building is surrounded on all sides by residential and commercial properties. The proposed rear extension is single storey and is set smaller in size and scale compared to the existing conservatory and previously designed two storey glass extension and only has floor level window openings and rooflights which face towards the sky. It is therefore considered neighbouring properties would not be impacted by overlooking or loss of light or overbearing impacts from this addition. Furthermore the windows on the rear of the property are not proposed to be obscure glazed as windows directly opposite are at least 18m away, and windows of properties on Tower Court and Earlham Road would be viewed at an oblique angle, thus ensuring no detrimental overlooking.
- 6.2. The windows facing Tower Street are separated from the properties opposite by 9.5m. While this is below the recommended 18m separation distance, it is not an unusual situation along public highways in the local area and is it therefore considered unnecessary to require obscure glazing along this elevation. Furthermore, given the windows would serve the existing office use, and would be located in the same plane as the existing ground floor windows below, they are not considered to materially increase overlooking. Similarly the proposed terrace would face the highway and with its office use it would only be used during office opening hours and as such, would cause no harm to surrounding neighbours.
- 6.3. The proposed two storey side extension would be a new addition which would attach onto the existing building and attach to No.10 and partially with No.12 to the rear of Earlham Street. The two storey extension will be similar size, depth and width to that of the existing ground floor extension.
- The first floor extension is to partially obstruct views of two possible windows at Nos.10 and 12 Earlham Street. The windows serving no. 10 are obscured and are likely to serve a non-habitable room such as a bathroom. The windows at no 12 serve a living room. The W.C at No.10 is a non-habitable space so therefore is not protected to the same extent as a habitable room. However No.12 is a living room at basement and ground floor level. The rooms currently experience poor lighting due to the site's context and therefore there is already limited amenity enjoyed by the neighbours which would not be significantly worsened by the development.
- 6.4. A sunlight and daylight report has been submitted with this application and it concludes that the two storey side extension will not impact sunlight/daylight levels to Nos.4-10 Tower Street. There is some impact expected on the light levels towards Nos.12-14 Earlham Street with the ground floor windows dropping from 6.20% to 4.91% VSC and the basement windows dropping from 2.57% to 1.53%. It is clear from this that the existing windows enjoy limited amenity with both windows falling significantly below the recommended 27% VSC target values. Given the existing low levels of daylight/sunlight, the proposals would not significantly worsen this.
- 6.5. Furthermore given the location of the site within central London and high density development in the surrounding area and the current building No.22 already overshadowing the rear windows of the terrace along Earlham Street, it is not considered that further minor overshadowing to these windows would be significantly worse.
- 6.6. A new 1.8m high screen will be installed to separate and create visual privacy for 2 Tower Court which is placed immediately to the rear of the site which is currently being accessed via the public walkway along Tower Court, this would eliminate any possible overlooking or privacy impacts.
- 6.7. The proposed development is not considered to lead to a significant harmful impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4.

7. Noise

- 7.1. The proposed development involves two areas of plant equipment to be added to the building. The first set of plant equipment would be added to the first floor of the proposed two storey side extension. It would be set 2m back from the front façade and would be covered by a metal mesh and the lower half would be concealed behind a 1m high parapet from the extension.
- 7.2. The second set of plant equipment which consists of two air handling units are to be placed inside the ground floor plant room towards the rear of the property. The plant room would have an acoustic louvered wall to allow exhaust air to exit and a duct on the plant room roof for the intake of air. The noise assessment report has demonstrated reasonable noise mitigation measures to achieve reasonable noise level emissions. The noise officer does not have any objections to the installation subject to noise and vibration conditions.

8. Access, Cycle parking and Transport

- 8.1. The subject site is within a highly accessible area with a PTAL rating of 6b. The site is close to Covent Garden, Tottenham Court Road and Leicester Square stations. There are also accessible bus routes along Shaftesbury Avenue and Charing Cross Road.
- 8.2. The proposal involves the creation of 1 new accessible car parking space with a new gate placed to the front of the site which also accommodates cycle parking and bin storage. The reduction in car parking is welcomed by transport officers and is in line with Policy T2 of the Camden Local plan.
- 8.3. The proposed level of cycle parking of 15 (9+6) spaces are to be provided with 9 at the front which are accessed via Tower Court Street and the other 6 proposed at the rear of site accessed via Tower Court walkway and through the new access gate. The proposed locations and number of cycle parking are acceptable.
- 8.4. The proposed parking space and cycle parking are considered acceptable subject to a S106 agreement securing a highways contribution to repave the footways/footpaths directly adjacent to the site, Construction Management Plan and CMP Implementation support contribution of £7,565 and a condition securing the provision and ongoing retention of 15 (9+6) covered, secure and fully enclosed cycle parking spaces.
- 8.5. The main entrance to the front of the building would be retained, down Tower Court two entrances would be created one for the garden area and one for cycle parking for the officer staff.

9. Landscape/Trees

- 9.1. The arboricultural impact assessment has provided adequate detail to indicate that the proposal will not impact on the existing trees at the site as a result of the development, and that the trees will be protected in line with BS5837 during the implementation of the works.
- 9.2. The site would be landscaped with the use of paving throughout the court yard area with existing trees maintained on the Tower Court boundary and further planter pots put around the courtyard area to give it a modern public space appeal. This would be welcomed and would help enhance the current courtyard which is overlooked by its surrounding properties.

10. Waste and recycling

- 10.1. A refuse strategy has been devised and suggests the strategy most appropriate for this

proposal. Waste storage will be provided by 2x 1,100L Eurobins which whilst empty will be stored in the daytime to the rear of the site within an enclosed secure store. Towards the end of the working day it is proposed that the building management team will transfer the empty bins via Tower Court to a holding area at the front of the building where the accessible car parking space is, the gate to this space will ensure that access to this space will be restricted.

10.2. Building management are expected to transfer refuse from internal bins and storage into the Eurobins in readiness for those bins to be collected later that day or within early hours the following day. Following collection it is expect the building management team will transfer the now empty bins back to the secure storage area via Tower Court.

10.3. To ensure that the storage, movement and collection of the refuse does not cause nuisance to neighbouring amenity the following measures will be employed by the applicants:

- Rubber castors can be installed on the eurobins to limit noise when the bins are moved.
- The transfer of the bins will only take place between 07:00 – 19:00 Monday – Saturday.
- Waste collection will be scheduled within the same timeframe as other current local arrangements.
- The number of bins transferred will be kept to a minimum with efforts to reduce waste.
- The bins lids will be kept shut at all times and the enclosed storage room will be ventilated to prevent bad odour build up.

10.4. These measures are considered to cause less nuisance to neighbouring properties and work in line with current local arrangements.

11. Recommendation

11.1. Grant conditional Planning Permission and listed building consent (subject to section 106 legal agreement)

12. Legal agreement heads of term

12.1. Planning permission is recommended subject to the securing of the following heads of terms via a section 16 legal agreement:

- Highways contribution to repave the footways/footpaths directly adjacent to the site
- CMP and CMP Implementation support contribution of £7,565

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd December 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

DWD
6 New Bridge Street
London
EC4V 6AB

Application Ref: **2019/0004/P**

28 November 2019

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
22 Tower Street
London
WC2H 9NS

DECISION
Proposal: Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension.

Drawing Nos: 18010_S.01, 18010_S.02, 18010_S.03, 18010_EX.01, 18010_EX.02, 18010_EX.03, 18010_EX.04, 18010_EX.05, 18010_EX.06, 18010_EX.07, 18010_EX.08, 18010_EX.09, 18010_EX.10, 18010_DE.01, 18010_DE.02, 18010_DE.03, 18010_DE.04, 18010_DE.05, 18010_DE.06, 18010_DE.07, 18010_DE.08, 18010_DE.09, 18010_GS.01, 18010_GA.01, 18010_GA.02, 18010_GA.03, 18010_GA.04, 18010_GA.05, 18010_GA.06, 18010_GA.07, 18010_GE.01, Side extension facade design Rev A, Side elevation drawing, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev A, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230_APIII, Heritage Impact Assessment, Design & Access Statement Rev A_19.11.19.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 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 policies D1 and D2 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: 18010_S.01, 18010_S.02, 18010_S.03, 18010_EX.01, 18010_EX.02, 18010_EX.03, 18010_EX.04, 18010_EX.05, 18010_EX.06, 18010_EX.07, 18010_EX.08, 18010_EX.09, 18010_EX.10, 18010_DE.01, 18010_DE.02, 18010_DE.03, 18010_DE.04, 18010_DE.05, 18010_DE.06, 18010_DE.07, 18010_DE.08, 18010_DE.09, 18010_GS.01, 18010_GA.01, 18010_GA.02, 18010_GA.03, 18010_GA.04, 18010_GA.05, 18010_GA.06, 18010_GA.07, 18010_GE.01, Side extension facade design Rev A, Side elevation drawing, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev A, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230_APIII, Heritage Impact Assessment, Design & Access Statement Rev A_19.11.19.

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

- 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), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials such as windows, doors, balustrade, new extension materials and roof tiles (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.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Amber noise criteria set out in Table C, Appendix 3 of the Camden Local Plan 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 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 and adequately silenced and maintained as such.

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

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment ref: HWA10230_APIII. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 8 The side garden gates facing Tower Court both hereby permitted shall not be accessed outside the following times 08:00 am - 21:00pm.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Secure cycle parking for 15 bicycles as shown on the drawings hereby approved shall be provided in their entirety prior to the first occupation of the building, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 10 Waste and recycling storage and collection measures shall be implemented in accordance with the details provided within the Waste Strategy 13139 dated October 2019.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 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 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.
- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION

DWD
6 New Bridge Street
London
EC4V 6AB

Application Ref: **2019/0737/L**
Please ask for: **Jaspreet Chana**
Telephone: 020 7974 **1544**

26 November 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
22 Tower Street
London
WC2H 9NS

DECISION

Proposal: Internal and external alterations, replacement of rear conservatory with single storey rear extension and construction of first floor front and side extension

Drawing Nos: 18010_S.01, 18010_S.02, 18010_S.03, 18010_EX.01, 18010_EX.02, 18010_EX.03, 18010_EX.04, 18010_EX.05, 18010_EX.06, 18010_EX.07, 18010_EX.08, 18010_EX.09, 18010_EX.10, 18010_DE.01, 18010_DE.02, 18010_DE.03, 18010_DE.04, 18010_DE.05, 18010_DE.06, 18010_DE.07, 18010_DE.08, 18010_DE.09, 18010_GS.01, 18010_GA.01, 18010_GA.02, 18010_GA.03, 18010_GA.04, 18010_GA.05, 18010_GA.06, 18010_GA.07, 18010_GE.01, Side extension facade design Rev A, Side elevation drawing, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev A, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230_APIII, Heritage Impact Assessment, Design & Access Statement Rev A_19.11.19.

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

Conditions And Reasons:

Executive Director Supporting Communities



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 18010_S.01, 18010_S.02, 18010_S.03, 18010_EX.01, 18010_EX.02, 18010_EX.03, 18010_EX.04, 18010_EX.05, 18010_EX.06, 18010_EX.07, 18010_EX.08, 18010_EX.09, 18010_EX.10, 18010_DE.01, 18010_DE.02, 18010_DE.03, 18010_DE.04, 18010_DE.05, 18010_DE.06, 18010_DE.07, 18010_DE.08, 18010_DE.09, 18010_GS.01, 18010_GA.01, 18010_GA.02, 18010_GA.03, 18010_GA.04, 18010_GA.05, 18010_GA.06, 18010_GA.07, 18010_GE.01, Side extension facade design Rev A, Side elevation drawing, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev A, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230_APIII, Heritage Impact Assessment, Design & Access Statement Rev A_19.11.19.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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.

- 4 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

Director of Regeneration and Planning