

Application ref: 2019/3830/P
Contact: Elaine Quigley
Tel: 020 7974 5101
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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

Magenta Planning Limited
6 Rowben Close
Totteridge
N20 8QR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

8 Stukeley Street
London
WC2B 5LQ

Proposal: Removal of condition 11 (accessible units) of planning permission 2015/7028/P dated 31/01/2017 for 'Erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class B1 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.

Drawing Nos: Planning statement prepared by Magenta Planning.

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

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank as the permission has already been implemented within three years of the date or the previous permission 2015/7028/P (dated 31/01/2017).

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

A1110 rev 02; A1111 rev 01; A1112 rev 01; A1250 rev 00; A1251 rev 00; A1500 rev 00; A1540 rev 00; A1541 rev 00; A1542 rev 00; A1543 rev 00; A1570 rev 00; A1600 rev 00; A1601 rev 00; A1602 rev 00; A1605 rev 00; A1606 rev 00; A1700 rev 02; A1701 rev 03; A1702 rev 06; A1703 rev 05; A1704 rev 04; A1710 rev 05; A1711 rev 04; A1712 rev 02; A1715 rev 04; A1716 rev 03; A1717 rev 04; A1718 rev 01; A5501 rev 00; Basement Impact Assessment produced by Croft Structural Engineers dated 27/05/2016; Ground Movement Assessment and predicted Damage Category document rev 03 produced by Croft Structural Engineers; Ground Movement Assessment produced by Maund Geo-Consulting dated 08/08/2016; Retaining wall calculations produced by Croft Structural Engineers dated 09/08/2016; Ground Investigation Report produced by Ground & Water dated November 2015; Environmental Noise Survey and Plant Noise Assessment Report 23068/PNA1 Rev4 produced by Hann Tucker Associates dated 19/05/2016; Daylight and Sunlight to Proposed Residential Accommodation letter produced by BVP dated 09/03/2016; Construction Management Plan produced by Great Build Limited dated 20/11/2015 rev1; Archaeological Desk-Based Assessment produced by PCA dated October 2015; Heritage Appraisal produced by KM Heritage dated November 2015. 1540 rev 00; 1541 rev 00; 1542 rev 00 and Planning statement prepared by Magenta Planning.

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The sample panel of the brick shall be carried out in strict accordance with the details approved under application 2019/2439/P dated 29/07/2019 or other details which have been submitted to and approved in writing by the local planning authority prior to the commencement of relevant works. Such resubmitted details must include a sample panel of the facing brickwork demonstrating colour, texture, face-bond and pointing and shall be provided on site.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved

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 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:

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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical glazing bars, moulding and architrave details at a scale of 1:1.

b) The details of the roof slates shall be carried out in strict accordance with the details approved under application 2019/2438/P dated 22/07/2019 or other details which have been submitted to and approved in writing by the local planning authority prior to the commencement of relevant works. Such resubmitted details must include samples and manufacturers details of roof slates (provided on site and retaining on site during the course of the works).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 No cleaning of existing brickwork shall be carried out.

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.

7 Prior to the occupation of the offices hereby approved, details of any new air-conditions equipment, including any necessary acoustic enclosures, and a full noise impact assessment, including details of any necessary sound attenuation for the plant, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

8 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, A1 and

A4 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall achieve a maximum internal water use of 110 litres per person per day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 10 The details of the chartered engineer shall be carried out in strict accordance with the details approved under application 2017/2287/P dated 25/05/2017.

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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 11 This condition is intentionally left blank as this is now omitted from the permission.

Informative(s):

- 1 Reason for granting permission-

Condition 11 (accessible units) required units A and B to be designed and constructed in accordance with Building Regulations M4(2). This condition was attached in error to the original planning permission. Access into the existing building only needs to meet Building Control Regulations M4(1) as the permission relates to alterations and extensions to an existing building. The application of condition 11 would also require external changes to the front elevation of the building that is identified as making a positive contribution to the character and appearance of the Seven Dials Conservation Area. This would require lowering and widening of ground floor entrance door openings and removal of existing steps that would harm the proportions of the buildings and therefore harmfully impact on its character and appearance. Consequently, it is accepted that the condition can be removed.

Special regard has been attached to the desirability of preserving or enhancing 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.

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, D1, D2 and CS6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer