

2019/3564/P + 2019/4081/L
87 Gower Street, WC1E 6AA



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1. Rear elevation, existing rear extension and rear lighwell.



2. Rear elevation to include side passage.



3. Existing rear lighthouse



4. Existing front lighthouse.



5. Existing rear garden and rear extension



6. View towards the existing tree at nos. 89 Gower Street.



7. Existing curved wall in front room at ground floor level.

Delegated Report		Analysis sheet		Expiry Date:	09/09/2019
(Members Briefing)		N/A		Consultation Expiry Date:	08/09/2019
Officer			Application Number(s)		
Nora-Andreea Constantinescu			i. 2019/3564/P ii. 2019/4081/L		
Application Address			Drawing Numbers		
87 Gower Street London WC1E 6AA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i. Demolition of existing rear structure at ground floor level and erection of single storey rear extension with a green roof; partial glass cover over existing rear lightwell; provision of cycle storage within existing front vault; and landscaping in the rear garden, all to office (Class B1(a)).</p> <p>ii. Demolition of existing rear structure at ground floor level and erection of single storey rear extension with a green roof, partial glass cover over rear lightwell and cycle storage within existing front vault, landscaping in the rear garden, internal alterations at all levels, all to office (Class B1(a)).</p>					
Recommendation(s):		<p>i. Grant Subject to a Section 106 Legal Agreement</p> <p>ii. Grant Listed Building Consent</p>			
Application Type:		<p>i. Full Planning Permission</p> <p>ii. Listed Building Consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	PP Site notices: Press notice:	14/08/19 – 07/09/19 15/08/19 – 08/09/19	No. of responses	4	No. of objections	4
Summary of consultation responses:	LBC Site notices: Press notice:	14/08/19 – 07/09/19 15/08/19 – 08/09/19				
<p>Occupiers at no's. 84B, 70 Chenies Mews, nos. 48, 56 Gordon Mansions objected in relation to the proposed development on the following grounds:</p> <ol style="list-style-type: none"> 1. Adjacent neighbours have not been informed personally about the proposed changes. Request for letters to be sent to neighbours due to consultation expanding during holidays. 2. The proposal would change significantly the quality of life of occupiers at no. 70 Chenies Mews. 3. The extension would virtually obliterate the garden. 4. The garden is part of a green corridor running from Store Street to no. 97 Gower Street including Ridgmount Gardens. Green corridor has a great importance in terms of air quality, and quality of life, supporting ecological systems for birds, foxes, insects. The proposed extension would cause loss to the environment. 5. Previous precedents were harmful to the existing gardens and if proposal would be acceptable would set a new bad precedent. 6. The existing tree outside no.87's garden could be badly affected by the proposed extension. 7. Any permission should be refused for an extension and include as a condition the re-greening of the garden. 8. Intrusive extension reducing the levels of natural light to rear of neighbouring buildings, adding the need for artificial, unsustainable light, reducing the opportunity for greening. 9. The proposal causes loss of privacy. 10. Overdevelopment which will lead to increased noise, disturbance, and adverse visual impact 11. The use of the outside area near Chenies Mews due to the change of use from residential to office building, resulting in the garden being used as a smoking area which would impact the air quality of occupiers enjoying their garden. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>There is no statutory duty imposed to the applicant by the planning process to personally inform the adjacent neighbours of a proposed development. Consultation has been carried out in accordance with the Council's Statement of Community involvement and has involved the display of 3 site notices. Party wall issues would be covered by a Party wall agreement in dialogue with a Party wall surveyor.</i> 2. <i>The proposed development has been significantly reduced in size subject to revisions. The revised scheme took into account the impact</i> 						

- on the neighbouring amenity providing adequate distance to the neighbouring boundary and property See paras 1.1, 2.1, 2.2, 6.2-6.4.*
- 3. The proposed development has been revised to significantly reduce the extent of the proposed structure. See paras 1.1, 2.1, 2.2.*
 - 4. The proposed development would preserve an adequate proportion of the garden and introduce elements of soft landscaping, new planting and flowerbeds, as well as green roof which would add to the biodiversity of the plot. See paras 7.4, 7.5.*
 - 5. The proposed extension is considered a subservient addition to the host building and its plot. See paras 5.5 – 5.9.*
 - 6. Arboricultural assessment and trial pits were undertaken to establish ways to ensure the proposed development would not harm the wellbeing of the neighbouring tree. See paras 7.2-7.5.*
 - 7. The proposed development is considered acceptable and this report includes full assessment. See sections 1-9*
 - 8. The proposed rear extension has been revised to ensure no harmful impact would be caused to the amenity of the neighbouring occupiers. See paras 6.2-6.5*
 - 9. The proposed rear extension is not considered to cause loss of privacy to the neighbouring amenity. See paras 6.2-6.5*
 - 10. The proposed development is considered acceptable and this report includes full assessment. See sections 1-9*
 - 11. The building is currently in office use and the current proposal would retain this use. The proposed development includes soft landscaping across the site boundaries which would ensure screening and improve the biodiversity of the site. See paras 6.2-6.5 and 7.2-7.5.*

Bloomsbury CAAC

**Chenies Mews
Working Group
(CMWG)**

Fitzrovia
Neighbourhood
Association

Bloomsbury CAAC objected to the proposed scheme on the following grounds:

1. The extension would provide an intensification of use what will harm the amenity of nos. 68-74 Chenies Mews. The proposed glazing would also cause light pollution.
2. The extension does not enhance the character and appearance of the CA and it is damaging the setting and architectural and historic interest of the listed building.
3. The precedent at no. 91 Gower Street forms part of a different context, built in a very different era with different planning policies, and therefore not a valid example.
4. No alternative egress from the proposed extension in an emergency.
5. The drawings submitted are not sufficiently detailed in their content about existing building and materials.
6. Particular concerns in relation to potential damage to the protected lime tree in the adjacent garden at no. 89 Gower Street. No structural assessment and no details of the proposed substructure are provided. No consideration to the potentially damaging impact of new structure and drainage works within the root spread and how to mitigate them.
7. If minded to grant permission, suggestion to install a green roof on the flat section of the extension.

Officer response:

1. *The proposed scheme has been subsequently revised to ensure that no harm would be caused to the neighbouring amenity. See paras 6.2-6.5.*
2. *The proposed extension is considered subservient to the host building and it preserves the character and significance of the host building. See full assessment sections 1-9.*
3. *The acceptability of the proposed extension does not rely on the precedent at no. 91 Gower Street.*
4. *The proposal has been revised and adequate egress is provided.*
5. *All external materials to be used for the proposed extension and other alterations, would be secured by condition. See para 5.8*
6. *Arboricultural assessment and trial pits were undertaken to establish ways to ensure the proposed development would not harm the wellbeing of the neighbouring tree. See paras 7.2-7.5.*
7. *The proposed extension includes a green roof, details of which would be secured by condition. See para 5.7*

Chenies Mews Working Group objected to the proposed scheme on the following grounds:

1. CMWG objective policy of “greening up” the area wherever possible. The proposal is contrary to this objective.
2. Significant concerns in relation to the damage to the tree and the flat roof of the extension should be greened and occupiers should be restricted access onto the roof.
3. The extension does not enhance the character or appearance of the area.

4. Intolerable impact on the neighbouring amenity form the proposed extension causing significant light pollution.
5. The precedent at no. 91 Gower Street forms part of a different context, built in a very different era with different planning policies, and therefore not a valid example.
6. The drawings submitted are not sufficiently detailed in their content about existing building and materials.
7. Owners of the properties on Chenies Mews most likely to be impacted by the proposal may not be aware of the application.

Officer response:

1. *The revised scheme includes significant increase in green areas on site to include green roof on the proposed extension. See paras 7.2-7.5.*
2. *Arboricultural assessment and trial pits were undertaken to establish ways to ensure the proposed development would not harm the wellbeing of the neighbouring tree. See paras 7.2-7.5.*
3. *The proposed extension would preserve the character and appearance of the host building and wider area. See paras 5.5-5.12*
4. *The proposed extension is not considered to cause harm to the amenity of the neighbouring occupiers. See paras 6.2-6.5.*
5. *The acceptability of the proposed extension does not rely on the precedent at no. 91 Gower Street.*
6. *All external materials to be used for the proposed extension and other alterations, would be secured by condition. See para 5.8*
7. *There is no statutory duty imposed to the applicant by the planning process to personally inform the adjacent neighbours of a proposed development.*

Fitzrovia Neighbourhood Association objected to the proposed scheme on the following grounds:

1. Negative impact on the amenity of residents at the rear of the site, on Chenies Mews, in terms of overbearing, light pollution, nuisance.
2. Damage to the neighbouring tree as described in the report.
3. Reduction of garden space which prevents any future green infrastructure to be installed.
4. Overdevelopment in a conservation area which would obscure the rear elevation of the listed building and harm its setting. The increase in office space would not outweigh the harm.

Officer response:

1. *The proposed development has been significantly reduced in size subject to revisions. The revised scheme took into account the impact on the neighbouring amenity providing adequate distance to the neighbouring boundary and property See paras 1.1, 2.1, 2.2, 6.2-6.4.*
2. *Arboricultural assessment and trial pits were undertaken to establish ways to ensure the proposed development would not harm the wellbeing of the neighbouring tree. See paras 7.2-7.5.*
3. *The proposed development would preserve an adequate proportion of the garden and introduce elements of soft landscaping, new planting and flowerbeds, as well as green roof which would add to the biodiversity of the plot. See paras 7.4, 7.5.*
4. *The proposed development has been revised to significantly reduce*

	<p><i>the extent of the proposed structure, and result in a subordinate and sympathetic extension to the host building, causing no harm to the significance of the listed building. See paras 1.1, 2.1, 2.2, 5.5-5.12.</i></p>
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Site Description

The application site, situated on the western side of Gower Street, is an end of terrace building within a Grade II listed row of 6 terraced houses which date to the late 18th century, constructed in dark stock brick with slate mansard roofs and dormers. The site lies within Bloomsbury Conservation Area and the Central London area.

The terrace building is in office use and it has three storeys, with rooms in the attic and basement mainly used as storage space.

Relevant History

Relevant planning records at the application site:

TP82981/26778 - The use for a limited period of land at the rear of No. 87 Gower Street, St. Pancras, for the parking of cars, and for the formation of a new crossover to Chenies Mews. – **Granted – 08/04/1961**

TP82981/22305 - The erection of a garage and store building at the rear of No.87 Gower Street, St. Pancras, and the formation of a new access to Torrington Place, St. Pancras.- **Granted – 08/05/1959**

3261 - The change of use of the two upper floors at 87 Gower Street, Camden, from offices to residential use. 2. The change of use of the ground and first floors of 89 Gower Street, Camden, from residential to office use. – **Granted – 15/06/1967**

24972 - Land at the rear of 87 Gower Street, WC1 - Continued use for car parking purposes. – **Limited period –05/12/1980**

2018/4332/P (2018/4121/L) - Installation of plant equipment at basement level to front pavement vault and new screen under the bridge of front lightwell, to office building (Class B1a). – **Granted 02/11/2018**

Relevant policies

National Planning Policy Framework (2019)

The London Plan March 2016, consolidated with alterations since 2011

Draft London Plan consolidated suggested changes version (July 2019)

Camden Local Plan 2017

Policy DM1 Delivery and monitoring

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy E1 Economic Development

Policy E2 Employment premises and sites

Policy T1 Prioritising walking, cycling and public transport

Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding

Camden Planning Guidance 2018-2019

CPG Design
CPG Amenity
CPG Trees
CPG Biodiversity
CPG Employment sites and business premises
CPG Transport

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Fitzrovia Area Action Plan 2014

Assessment

1. Proposal

1.1 Planning permission is sought for full refurbishment of the building to include the following:

External

- Demolition of existing rear structure at ground floor level (width 3.6m, length 6.5m, max. height 3.2m – GIA 19.6sqm) and erection of single storey rear extension, with a width of 3.8m, length of 11.7m (including depth of 6.5m of existing structure), height 3.2m and 2.6 closer to the main building. GIA proposed 35.5sqm
- Green roof on the flat roof of the extension
- Landscaping in the rear garden
- Partial glass cover over the rear lighthwell with a width of 3.2m length of 2.8m
- Removal of shed in rear lighthwell

Screen under bridge to front lighthwell1.2 Listed building consent is sought for:

Internal

Basement

- Cycle storage under front vaults
- Removal of oblique partition wall in front room

Second floor

- Enlargement of opening from front to rear room

Third floor

- Removal of partition walls to front room
- Enlargement of opening from front to rear rooms

2. Revisions

2.1 Initial submission included:

External

- Demolition of existing single storey rear structure and erection of extension beyond the width of the building of 8.2m, full length along the boundary with no. 89, of 13.7m, and 9.8m along the boundary with Torrington Palace, proposed GIA 81.7sqm.
- New rear access to basement level

Internal

- Basement level – removal of dividing wall between front and rear rooms
- Ground floor – removal of distinct curved wall and creation of door opening in the front room
- First floor – full removal of original opening between front and rear rooms
- Second and Third floors – full removal of dividing walls and further subdivision of the front room at third floor.

2.2 The revised rear extension has been reduced from 8.2m in width to 3.8m (same width as the existing extension); and in length reduced from 13.7m to 11.7m along the boundary with no. 89.

2.3 The revised proposal would retain the existing rear access to the basement level.

3. Considerations

3.1 The main issues for consideration are as follows:

- Land use
- Heritage and Design
- Impact on neighbouring amenity
- Transport and planning obligations
- Planning Balance

4. Land use

4.1 The application building is currently in office use (B1a) and the proposed scheme would retain the existing use. The proposal would increase the office use by an area of 15.2sqm GIA. This additional extension to the office use would be considered in line with polices E1 and E2 which protects premises that are suitable for continued business use, in particular for small businesses and those that support the functioning of the Central Activities Zone (CAZ).

5. Heritage and design

- 5.1 In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.2 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Sub Area 5: Bedford Square and Gower Street as included in Bloomsbury Conservation Area Statement.
- 5.3 It should also be noted that the duties imposed by sections 16, 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment.
- 5.4 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following consideration contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 5.5 Within the building group the application site is part of, the buildings on the southern side have retained their two storey rear returns. The northern side of the group has been extended heavily with a mixture of extensions projecting mainly from Chenies Mews covering a significant proportion of the rear gardens. It appears that the building has been originally built with a small single storey porch lobby along the side of the building, which allows access from front to rear gardens, and into the ground floor. Historic maps from 1953 show the building extended with a single storey rear structure. The extension has a crown roof and contains toilets and kitchen.
- 5.6 It is proposed to demolish the existing rear structure and rebuild it deeper into the rear garden. Whilst the rear extension holds some architectural merit, its demolition is not considered to cause harm to the character of the host building, nor to its significance, and is therefore acceptable, subject to the quality of the replacement extension.
- 5.7 The proposed extension would be composed from two main blocks, a glazed link structure adjacent to the rear of the host building, and a more solid part deeper into the rear garden. This design approach is considered appropriate in this instance, as it would break up the volume and the link structure closer to the main building would be more subservient, having a lower height. The extension would retain the same width and maximum height as the existing structure, remaining subordinate to the host building and being sympathetic in scale to the building being extended.
- 5.8 In terms of materials and detailed design, the extension would be of brick construction to

match existing with a band of dark stock bricks on vertical stack bond surrounding the glazed wall of Crittall style windows along the side elevation. As viewed from the rear, the extension would appear modest, reflecting the existing composition and respecting the building's architectural features and character. To ensure the materials to be used for the extension would be of high quality, details of all facing materials would be secured by condition. The solid part of the extension would be covered by a green roof, which would improve the biodiversity and drainage credentials of the site. Details of the green roof would be secured by a pre-commencement condition to ensure its quality and longevity.

- 5.9 Overall, it is considered that the proposed extension due to its scale, appearance and detailed design would cause no harm to the significance of the listed building and would preserve its character, the terrace row and wider area.
- 5.10 In relation to the rear lightwell, the proposal includes removal of a small free-standing toilet/shed structure. A glazed screen is proposed to partially cover the rear lightwell, which would be flushed with the garden floor level and not visible from the rear of the garden. This would be attached to the main rear wall of the building, and details of this would be secured by condition. The screen would be a reversible addition, which would not cause harm to the historic fabric or character of the host building.
- 5.11 The proposal also includes a screen under the bridge to front lightwell with a door for access. The existing arch below the front door landing indicates that previously there was a screen fixed in this position, being supported by fixings in the paving at low level. Previous planning history for the properties at nos. 89, 93, 95 and 97 Gower Street, also indicate a wall separation in a similar location. It is therefore considered that the screen would be acceptable in this location, subject to details of this to be secured by condition. A similar alteration has been approved under application reference number 2018/4332/P.
- 5.12 Within one of the front vaults, cycle storage is proposed for 13 bikes, details of which would be secured by condition.

Internal

- 5.13 Internally, the main alterations are at upper levels, where partition walls are proposed to be removed and openings between front and rear rooms enlarged. Currently, access between the front and rear rooms is made through a door opening. The proposal includes partial removal of the wall between the rooms to create an open plan area. Proportionate nibs would be retained and the cornice would be made good, to ensure the legibility of the plan form would be preserved. The proposal also includes removal of partition walls at third floor level, which is considered acceptable, given these are not original fabric and their current position harms the existing plan form.
- 5.14 At basement level it is proposed to remove an oblique partition wall from the front room. Removal of this wall would restore the historic plan form at this level which is considered to be a heritage benefit and as such is supported.
- 5.15 The proposed internal alterations would generally preserve the historic plan form and are considered to no cause harm to the significance of the listed building, and therefore acceptable.
- 5.16 Overall, on balance it is considered that the proposed development would cause no harm to the significance of the listed building, as it would be sensitive to the host building preserving its architectural features of and character. The proposed extension responds

positively to the scale, massing and height of the host building and adjoining ones and integrates well within the plot, and neighbouring gardens due to significant increase in soft landscaping of planted areas.

6. Amenity

6.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

6.2 At the rear of the site sits a terraced row of properties at Chenies Mews with gap of 1.8m between their rear elevation and the boundary wall. The rear elevation of the existing extension sits at a distance of 7m off the boundary wall with the properties at nos. 70-68 Chenies Mews. The rear elevation of the proposed extension would sit at a distance of 2m from the boundary wall. It is acknowledged that the proposed extension would alter the openness currently experienced from the garden of no. 70 Chenies Mews; however, it is not considered that this would be detrimental to the amenities of residents. The proposal complies with the 25 degree rule when applied from 1.5m and 2m, to represent approximately the middle of the neighbouring windows. It is therefore considered that the occupiers at no. 70 Chenies Mews would continue to receive adequate levels of daylight and sunlight.

6.3 It is highlighted that the proposal includes a buffer zone of greenery adjacent to the boundary wall of 0.6m with no. 70 Chenies Mews, which would lessen the visual impact of the proposed extension.

6.4 In terms of overlooking the proposed extension would have two small obscured glazed windows on the rear elevation, which are not considered to cause harm to the amenity of the neighbouring occupiers at no. 70 Chenies Mews.

6.5 In relation to the impact on the amenity of the occupiers at no. 89 Gower Street, given the existing condition is not considered that harmful impact would be caused to the neighbouring amenity in terms of loss of outlook, light nor overlooking. As the existing structure already extends across the boundary with no. 89, the imminent impact is on the windows at lower levels part of the principal rear elevation. The section of the proposed extension closer to the principal elevation would be lower by 0.6m than existing, which would potentially improve the current situation in terms of light. In terms of outlook, given the increase in the extension's depth, it is considered that some level of harm would be caused however this would not be considered harmful, in this instance.

7. Trees and landscape

7.1 Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued wellbeing of such trees and vegetation, and it requires that the retained trees and vegetation to be satisfactorily protected during the demolition and construction phase of development.

7.2 A brick boundary wall surrounds the outdoor area which varies in height between 1.4m high to the north and western side, to 3.2m on the southern side. A large lime tree, which holds significant amenity value lies within the garden of no. 89 Gower Street, at a distance of approximately 0.3m from the brick boundary wall. Part of the garden at the application site is hardstanding and covered by decking. The proposed extension would project in the area

of decking where tree roots are likely to expand towards given the presence of soil. In order to ensure that the foundations of the proposed extension would not harm the roots of the tree and subsequently its wellbeing, trial pits were undertaken by the applicant along the boundary wall.

7.3 The trial pit investigation found roots under 25mm in diameter which are considered insignificant in line with BS5837:2012 – “Trees in relation to design, demolition and construction”. As such, the roots found can be severed without any significant impact on the tree. In addition, one root of 65mm diameter was found, which should be protected and retained, due to its importance for tree’s wellbeing. The Arboricultural details provided in relation to the trial pits confirm that foundations could be laid in such way to retain the roots. Details of the foundations as well as tree protection measures during construction works would be secured by pre-commencement condition.

7.4 The existing rear garden is mainly hardstanding and the proposed development would improve the current situation by adding areas of soft landscaping. A soft landscaped area of 20.7sqm, to include 12.4sqm along the boundary with Chenies Mews, a 5.5sqm area in the middle of the remaining amenity area and 2.8sqm adjacent to the new extension to be occupied by potted plants. Details of the hard and soft landscaping would be secured via pre-commencement condition.

7.5 The Council’s Tree officer has assessed the information provided and consider it acceptable subject to conditions.

8. Transport and planning obligations

8.1 The application site is located in an area affected by the West End Project, a series of public realm improvement works being undertaken by the Council. On Torrington Place a dual cycle lane was installed on the northwest side, separated by a raised kerb. Due to the current site constraints and street layout around the site, a Construction Management Plan (CMP) would be secured as well as Highways Contribution via section 106 legal agreement. The legal agreement would ensure that construction works would not cause additional traffic pressure on the surrounding streets and wider area.

8.2 The proposal includes 13 bikes located in the front vault, accessed by a side gate and steps down to basement level. It is acknowledged that cycle storage would be accessed via steps which is not an ideal provision; however, the cycle storage would be safe and secure and considering the site constraints and the listing of the building, this would be an acceptable addition in this instance. Details of the cycle stands would be secured by condition.

9. Recommendation

9.1 Grant condition planning permission subject to a section 106 legal agreement.

9.2 The legal agreement would cover:

- Construction Management Plan (CMP) of £3136
- Highways Contribution £tbc

9.3 Grant listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th of January 2020, 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'.

Base Associates
Base Associates
6 Auckland Street
London
SE11 5AD
United Kingdom

Application Ref: **2019/3564/P**

09 January 2020

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:

**87 Gower Street
London
WC1E 6AA**

Proposal:

DECISION
Demolition of existing rear structure at ground floor level and erection of single storey rear extension with a green roof, partial glass cover over rear lightwell and cycle storage within existing front vault, landscaping in the rear garden, all to office (Class B1(a)).

Drawing Nos: F 001 00; F 100 00; F 101 00; F 102 00; F 200 00; F 201 00; F 300 00; D 099 01; D 100 03; D 101 03; D 102 01; D 200 03; D 202 03; D 300 02; Arboricultural Report BS5837:2012 dated 14 June 2019; Trench Location Plan and Supervised Excavation Results; Email agent dated 09/01/2020 Vaults level confirmation; Heritage Statement - Supersede Appendix EPD1.

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 policy 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:

F 001 00; F 100 00; F 101 00; F 102 00; F 200 00; F 201 00; F 300 00; D 099 01; D 100 03; D 101 03; D 102 01; D 200 03; D 202 03; D 300 02; Arboricultural Report BS5837:2012 dated 14 June 2019; Trench Location Plan and Supervised Excavation Results; Email agent dated 09/01/2020 Vaults level confirmation; Heritage Statement - Supersede Appendix EPD1.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development, or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 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 and 1:2 of the proposed glass lightwell screen and method of fixing.
 - b) Manufacturer's specification details of all new facing materials and samples of those materials to be provided to the LPA.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

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

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

- 10 Before the development commences, details of secure and covered cycle storage area for 13 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.

Informative(s):

- 1 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.

- 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 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 4 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Base Associates
Base Associates
6 Auckland Street
London
SE11 5AD
United Kingdom

Application Ref: **2019/4081/L**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

9 January 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
87 Gower Street
London
WC1E 6AA

DECISION

Proposal:

Demolition of existing rear structure at ground floor level and erection of single storey rear extension with a green roof, partial glass cover over rear lightwell and cycle storage within existing front vault, landscaping in the rear garden, internal alterations at all levels, all to office (Class B1(a)).

Drawing Nos: F 001 00; F 100 00; F 101 00; F 102 00; F 200 00; F 201 00; F 300 00; D 099 01; D 100 03; D 101 03; D 102 01; D 200 03; D 202 03; D 300 02; Arboricultural Report BS5837:2012 dated 14 June 2019; Trench Location Plan and Supervised Excavation Results; Email agent dated 09/01/2020 Vaults level confirmation; Heritage Statement - Supersede Appendix EPD1.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years

Executive Director Supporting Communities



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:

F 001 00; F 100 00; F 101 00; F 102 00; F 200 00; F 201 00; F 300 00; D 099 01; D 100 03; D 101 03; D 102 01; D 200 03; D 202 03; D 300 02; Arboricultural Report BS5837:2012 dated 14 June 2019; Trench Location Plan and Supervised Excavation Results; Email agent dated 09/01/2020 Vaults level confirmation; Heritage Statement - Supersede Appendix EPD1.

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.

- 4 All original architectural features including e.g. cornices, architraves, skirting, floorboards, timber panelling, balustrades, and fireplaces shall be retained and where necessary repaired, to match the original work unless shown on the drawings hereby approved.

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.

- 5 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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Details of the interventions to comply with fire regulations scale 1:10 including schedule of doors to be upgraded to meet fire standards, and confirmation of any original doors.
- c) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1. To include screen under front lightwell bridge and doors to vaults.

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 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)

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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

DRAFT

DECISION