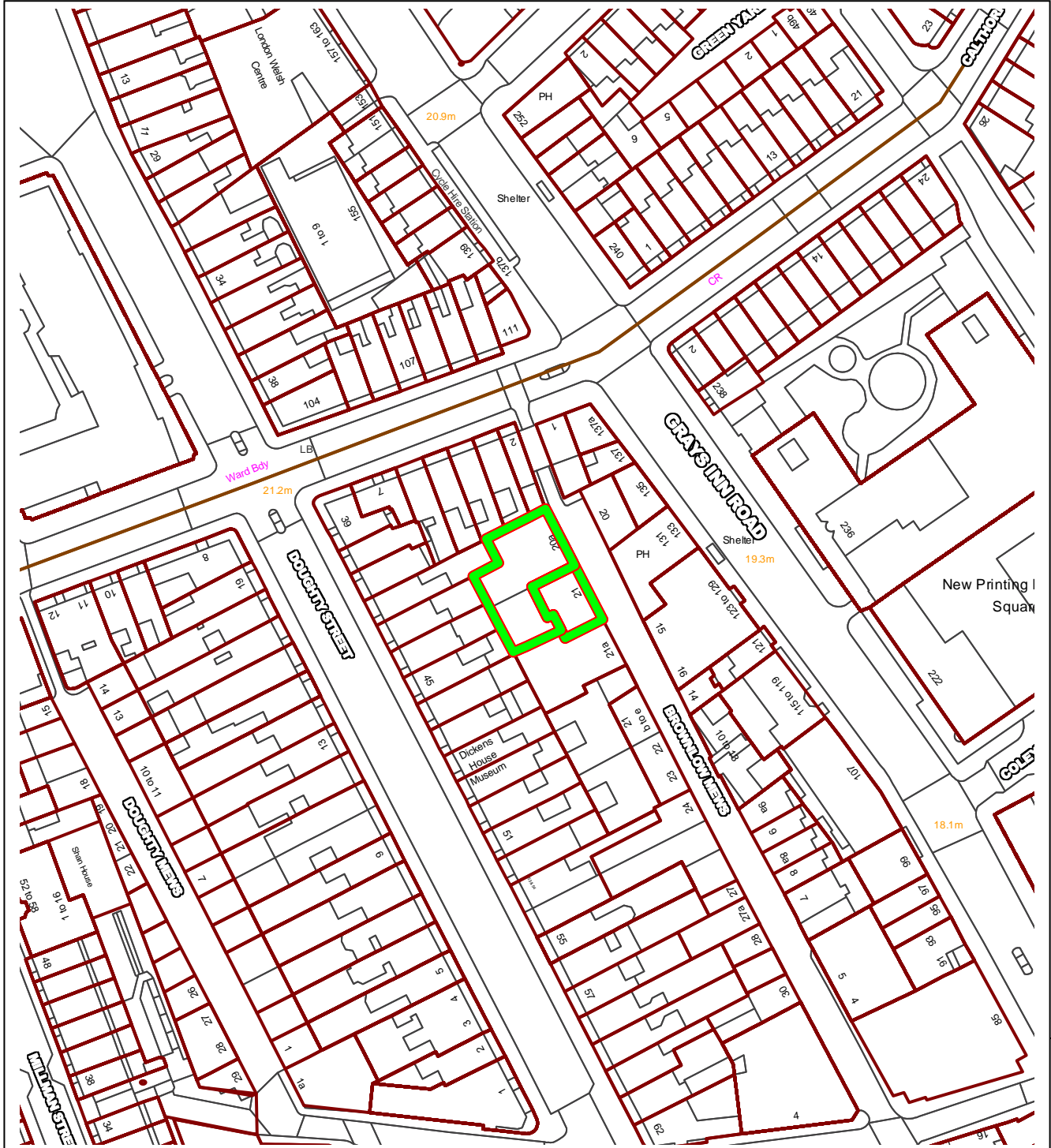


21-20A Brownlow Mews, WC1N 2LA - 2019/4150/P





1. Aerial view



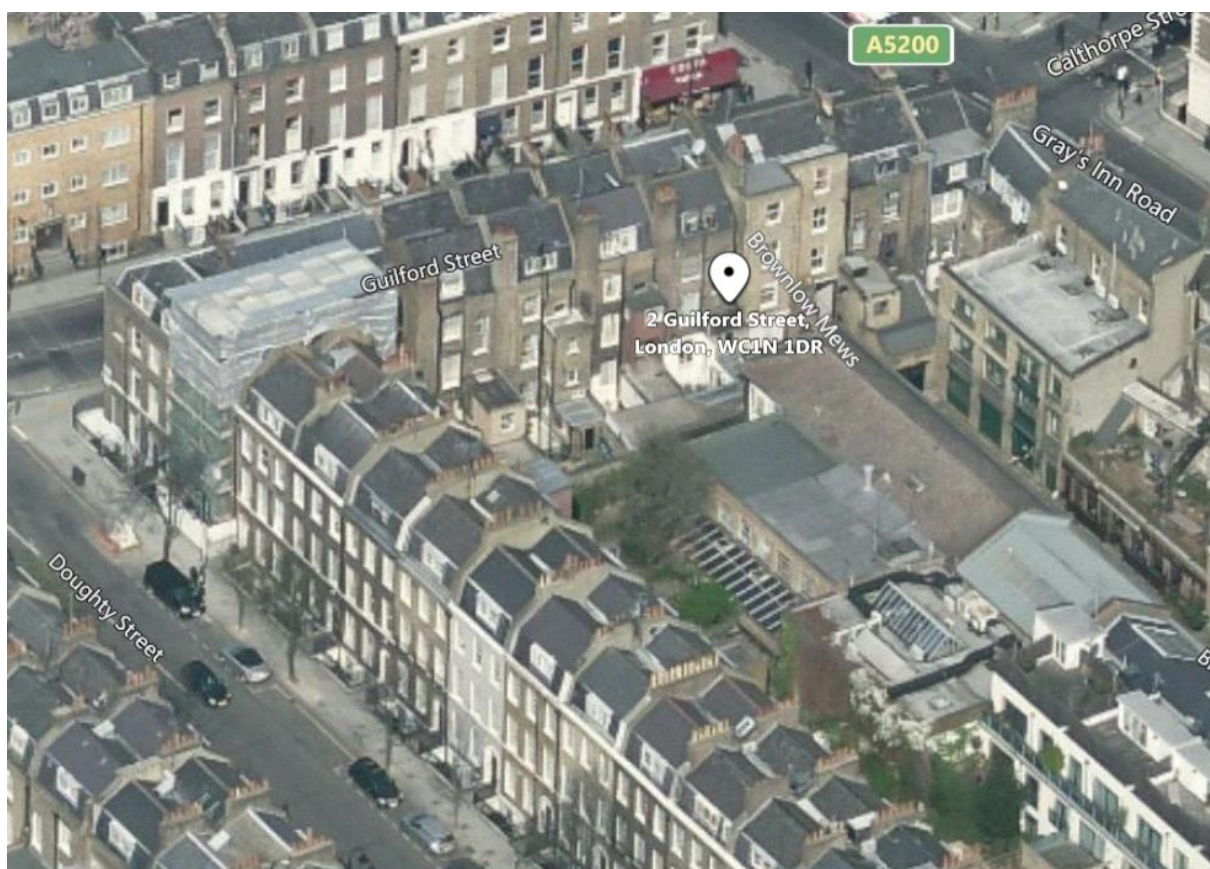
2. Detailed aerial view



3. Bird's eye view (rear)



4. Bird's eye view (front)



5. Bird's eye view (rear)



6. Brownlow Mews street scene



7. Bay window and flat roof seen from 42 Doughty Street (photographed 2017)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/10/2019
		N/A / attached		Consultation Expiry Date:	20/10/2019
Officer			Application Number(s)		
Emily Whittredge			2019/4150/P		
Application Address			Drawing Numbers		
21-20A Brownlow Mews London WC1N 2LA			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Raise ridge height and parapet; replacement of concrete roof tiles with slate; installation of rear roof vents and door vent to facilitate internal plant; and alterations to fenestration.					
Recommendation(s):		Grant conditional planning permission subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	06
Summary of consultation responses:	Site notice 20/09/2019 to 14/10/2019 Press notice 26/09/2019					
	Objections were received from occupants of 40, 41, 42, 43, & 44 Doughty Street and 9 Brownlow Mews in relation to the original (unrevised) version of the application. See paragraphs 1.2-1.3 for an explanation of the amendments. The reasons for objection are as follows: <div><div></div><div>1. Balustrade/roof terrace would overlook neighbouring gardens;</div><div>2. Balustrades unnecessary and prominent;</div><div>3. Scale and appearance of plant enclosure would harm setting of surrounding Grade II listed buildings;</div><div>4. Plant enclosure would cause sense of enclosure and harm outlook;</div><div>5. Proposed plant would cause a noise nuisance;</div><div>6. Noise report conclusions are inaccurate because of construction noise in the area;</div><div>7. The new door in the frontage is inauthentic and does not preserve or enhance the conservation area;</div><div>8. The increased height of the roof and parapet will make the building taller than the adjoining building and have a bulky appearance;</div><div>9. The glazed door at first floor level would result in overlooking unless obscured;</div><div>10. Air conditioning is unnecessary and will impact environment contrary to local plan policies.</div></div> <u>Officer's response</u> <div><div></div><div>1. The balustrade and new door were omitted from the application, removing the potential for the flat roof to be used as an outdoor amenity space;</div><div>2. As above;</div><div>3. As above;</div><div>4. As above;</div><div>5. The plant is now proposed to be located inside the building, and a revised acoustic assessment has been submitted. See para.2.2 for discussion of the noise impacts of the development;</div><div>6. Construction noise was not carried out at night during the noise survey and the Council's Environmental Health Officer considered that the design criteria was reasonable to give sufficient noise levels within the nearest noise sensitive property;</div><div>7. See section 2.2 for discussion of the proposed alterations;</div><div>8. See section 2.1 for discussion of the roof alterations;</div><div>9. The glazed door has been omitted from the application;</div><div>10. The building is not a new development, and therefore many policies on sustainable design do not apply. See section 2.5 for discussion of the environmental impact of the development.</div></div>					

**CAAC/Local groups
comments:**

The **Bloomsbury CAAC** and **Bloomsbury Association** were consulted on 18/09/2019 by email but did not comment on the application.

Site Description

The application relates to a two storey commercial building on the western side of Brownlow Mews within the Bloomsbury Conservation Area. The site also falls within an Archaeological Priority Area. The building is currently in use as offices.

The building occupies the whole of the site, and adjoins gardens of Doughty Street and Guilford Street. The neighbouring properties are mostly in residential use, while Nos. 4 and 6 Guilford Street are hotels. Nos. 3 to 7 Guilford Street and Nos. 39-47 and 49-62 Doughty Street are Grade II listed buildings.

Relevant History

2019/1034/P - Use as offices (Class B1). – Certificate of Lawfulness for an Existing **Use Granted 11/03/2019**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Draft New London Plan 2019

Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy CC1 Climate change mitigation

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Camden Planning Guidance

Amenity (March 2018)

Design (March 2019)

Bloomsbury Conservation Area Statement 2011

Assessment

1.0 Proposal

1.1 The application seeks the following development:

- Re-roofing works including an increase of 150mm to the ridge height and parapet to facilitate additional insulation, and the replacement of concrete roof tiles with slate;
- The installation of rear roof vents and a door vent in association with new internal plant;
- Alterations to fenestration including replacement of one ground floor front window with a timber door and replacement of a door with a window to match the existing, and replacement of non-original first floor rear door with a louvered door.

Background and revisions

1.2 The application originally sought to install external condenser units on the rear flat roof at first floor level. The plant would be housed in a metal clad enclosure. The proposal included related works comprising the removal of the rear bay window, and the addition of a balustrade around the roof edge and a new door for maintenance access.

1.3 The proposal has been revised to omit the external plant and enclosure, balustrade and access door, and instead it is proposed to locate the plant within the existing building envelope in the southern corner. Associated external works include two rear roof vents at eaves level and one rear louvre vent at first floor level within an existing door opening.

2.0 Assessment

External alterations

2.1 The replacement of unsympathetic concrete roof tiles with slate tiles is more in keeping with the area and would enhance the character and appearance of the conservation area. The increase in height to the building's parapet and roof form by 150mm would not result in a significant change to the appearance of the building overall. Although nos. 21 and 20A are part of the terrace that includes no. 21A, the neighbouring buildings are currently separated by a raised party wall that forms a physical and visual break between the properties. The proposed increase would be relatively modest, and due to the existing party wall, would not result in a significantly noticeable change to the appearance or overall character of the buildings.

2.2 The alterations to the frontage to replace one door with a window, and one window with a door are considered to be in keeping with the original character of the building and would not result in harm to the appearance of the conservation area. The width of the existing openings would be retained, preserving the rhythm of openings in the façade. The original fenestration is not uniform, and the proposed alterations would not affect any symmetry or pattern within the façade.

Plant noise

2.3 A revised acoustic assessment was submitted for the amended proposals with internal plant. The revised assessment with specified noise mitigation falls within Camden's criteria, and is considered acceptable in planning terms. Conditions have been recommended by the Council's Environmental Health team and are proposed to be added to the decision notice. The conditions would ensure that levels of noise do not exceed maximum limits allowed, and that plant vibration is suitably isolated.

2.4 As such, the amenity impacts of the development can be sufficiently mitigated and controlled by condition, and would not cause harm to surrounding premises.

Climate change

2.5 An energy statement has been submitted in support of the application, even though there is not a

policy requirement to do so as there is no change of use and only limited extensions. This is welcomed by officers. The existing building has a retrospectively fitted heating system, and the refurbishment works seek to improve the overall sustainability of the building by upgrading systems and improving thermal performance. A BREEAM Pre-assessment of the project indicates that a rating of 'Excellent' would be achieved.

2.1 Policy CC2 of the Local Plan expects non-residential conversions, extensions and changes of use of 500 sqm or more to achieve a BREEAM rating of excellent. This however is not triggered due to the minor nature of the development, which does not include a change of use, conversion or extension, the sustainable development standards associated with major and new developments would not be applied in this instance.

Archaeology

2.2 Historic England's Greater London Archaeological Advisory Service were consulted on the application, but on the basis of the information provided, did not consider that it was necessary for this application to be notified to them.

3.0 Recommendation

Grant conditional planning permission subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th February 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'.

Application ref: 2019/4150/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 6 February 2020

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

Stiff + Trevillion Architects
16 Woodfield Road
London
W9 2BE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

21-20A Brownlow Mews
London
WC1N 2LA

Proposal:

Raise ridge height and parapet; replacement of concrete roof tiles with slate; installation of rear roof vents and door vent to facilitate internal plant; and alterations to fenestration.

Drawing Nos: PR-03-100 Rev D, PR-03-102 Rev D, PR-02-100, PR-02-102 Rev D, PR-03-101 Rev D, PR-02-101 Rev D, EX-03-102, EX-01-002, EX-03-101, EX-03-100, EX-02-102, EX-02-100, EX-01-100, EMTEC Noise Level Survey and Impact Assessment (Revision 2), EMTEC RAAC 25 Specifications, Energy Statement (Peter Deer and Associates, Aug 2019), Design & Access Statement (Rev F).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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: PR-03-100 Rev D, PR-03-102 Rev D, PR-02-100, PR-02-102 Rev D, PR-03-101 Rev D, PR-02-101 Rev D, EX-03-102, EX-01-002, EX-03-101, EX-03-100, EX-02-102, EX-02-100, Ex-01-100, EMTEC Noise Level Survey and Impact Assessment (Revision 2), EMTEC RAAC 25 Specifications.

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, and external doors;

c) Manufacturer's specification details of the roof slates (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out 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 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the use of the plant commences, 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. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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

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DECISION