

Application ref: 2019/6274/P  
Contact: Patrick Marfleet  
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Date: 6 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**31-37 Whitfield Street  
London  
W1T 2SF**

Proposal: External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level.

Drawing Nos: A 1496 GA 0500, A 1496 GA 0501, A 1496 GA 1000, A 1496 GA 1001, A 1496 GA 1002, A 1496 GA 1003, A 1496 GA 1004, A 1496 GA 1005, A 1496 GA 1010, A 1496 GA 1099, A 1496 GA 1100, A 1496 GA 1102, A 1496 GA 1101, A 1496 GA 1150, A 1496 GA 1151, A 1496 GA 1152, A 1496 GA 1152, A 1496 GA 1200, A 1496 GA 2000, A 1496 GA 2001, A 1496 GA 2002, A 1496 GA 2003, A 1496 GA 2004, A 1496 GA 2005, A 1496 GA 2010, A 1496 GA 2099, A 1496 GA 2200, A 1496 GA 2151, A 1496 GA 2150, A 1496 GA 2102, A 1496 GA 2101, A 1496 GA 2100, Planning Statement dated 17/12/2019, Design and Access Statement dated 17/12/2019, RBA Noise Survey dated 04/11/2019.

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 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: A 1496 GA 0500, A 1496 GA 0501, A 1496 GA 1000, A 1496 GA 1001, A 1496 GA 1002, A 1496 GA 1003, A 1496 GA 1004, A 1496 GA 1005, A 1496 GA 1010, A 1496 GA 1099, A 1496 GA 1100, A 1496 GA 1102, A 1496 GA 1101, A 1496 GA 1150, A 1496 GA 1151, A 1496 GA 1152, A 1496 GA 1200, A 1496 GA 2000, A 1496 GA 2001, A 1496 GA 2002, A 1496 GA 2003, A 1496 GA 2004, A 1496 GA 2005, A 1496 GA 2010, A 1496 GA 2099, A 1496 GA 2200, A 1496 GA 2151, A 1496 GA 2150, A 1496 GA 2102, A 1496 GA 2101, A 1496 GA 2100, Planning Statement dated 17/12/2019, Design and Access Statement dated 17/12/2019, RBA Noise Survey dated 04/11/2019.

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

- 4 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.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 6 The proposed rear roof terrace hereby approved shall only be accessed between the hours of 09:00 and 19:00 Monday to Friday and not at all on weekends and bank holidays.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a number of external alterations to the existing office building at the site including alterations to the front entrance, installation of plant at main roof level and creation of roof terraces to the rear and front.

The existing Charlotte Street entrance comprises a solid timber door that makes little contribution to the character of the street and surrounding area. The replacement of the door with a more permeable design would provide improved interaction with the street and is considered acceptable. Similarly, no objection is raised to the proposed alterations to the Whitfield Street entrance, which are considered minor and would not harm the design and proportions of the existing façade.

The enlarged plant enclosure at main roof level would be set well back from the front elevation facing Whitfield Street and its overall size and scale is not considered to cause harm to the character of the host building or the surrounding conservation area. The proposed external duct, which would be fixed to the rear elevation of the main building, would only be visible in private views from neighbouring rear windows and is not considered to cause undue harm to the character of the host building or the appearance of the surrounding conservation area.

The proposed second floor rear roof terrace is not considered to cause unacceptable levels of overlooking at the site, particularly as it would be surrounded on all sides by an evergreen planted screen which would prevent direct views to the rear windows of nearby residential properties. Similarly, the small north facing terrace area at fourth floor level, due to its location and orientation, is not considered to exacerbate current levels of overlooking at the site. The proposed front facing fourth floor terrace would face an existing commercial building on the opposite of Whitfield Street and would not cause a loss of privacy to neighbouring residents as a result. A condition has been added to the decision controlling the hours during which the proposed second floor rear terrace can be accessed. The Council's Environmental Health Officer has reviewed the submitted acoustic report and confirmed that the proposed plant equipment at main roof level would comply with the Council's minimum noise requirements. A condition is also attached to control this.

Three comments were received following statutory consultation which are summarised and addressed in a separate consultation summary. The planning

history of the site and surrounding area were taken into account when coming to this decision.

Special regard has also 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.

As such, the proposal is in general accordance with Policies D1, D2, A1, A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer