

Application ref: 2019/5072/P
Contact: David Fowler
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Date: 17 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
72 Welbeck Street
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England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Post Building
23-25 New Oxford Street
London
WC1A 1BA

Proposal:

Part change of use of ground floor from flexible Class A1/A3 use to Class A2 use and to plant rooms ancillary to Class B1 office use and associated external alterations, including louvres and sign for roof terrace.

Drawing Nos: Existing plans: TPB-AHM-SK-5033 P01, TPB-AHM-SK-5035 P01, TPB-AHM-SK-5036 P01, TPB-AHM-SK-5039 P01.

Proposed plans: 3337/CS/505 P4, TPB-AHM-SK-5029 P03, TPB-AHM-SK-5034 P01, TPB-AHM-SK-5037 P02, TPB-AHM-SK-5040 P02, PL_(00)_600 P01.

Documents: Noise Assessment for Planning Submission (ARUP) dated 20 September 2019, R172_Design and Access Statement (AHMM) dated November 2019, Covering letter (Gerald Eve) dated 1 October 2019, Air Quality Assessment (ARUP) dated 5 February 2020, Addendum to Air Quality Assessment 255887-23 (ARUP) 25 February 2020.

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 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:

Existing plans: TPB-AHM-SK-5033 P01, TPB-AHM-SK-5035 P01, TPB-AHM-SK-5036 P01, TPB-AHM-SK-5039 P01.

Proposed plans: 3337/CS/505 P4, TPB-AHM-SK-5029 P03, TPB-AHM-SK-5034 P01, TPB-AHM-SK-5037 P02, TPB-AHM-SK-5040 P02, PL_(00)_600 P01.

Documents: Noise Assessment for Planning Submission (ARUP) dated 20 September 2019, R172_Design and Access Statement (AHMM) dated November 2019, Covering letter (Gerald Eve) dated 1 October 2019, Air Quality Assessment TPB-ARP-ZZZ-XX-RP-Z-00-0002 Issue 02 (ARUP) dated 7 October 2019, Addendum to Air Quality Assessment 255887-23 (ARUP) 25 February 2020.

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

- 4 Details of generator
Prior to commencement of above ground works details of the proposed Emergency Diesel Generator Plant and associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter on an annual basis to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 5 Plant restrictions on use
The plant hereby approved shall only be used:

- For a maximum 48 hours where there is an interruption to the power supply to the building
- Testing shall only take place between the hours of 07:00 and 08:30am at the weekends for periodic testing
- Testing shall only take place at the weekends in the summer months (July to September) for annual testing.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

6 Noise

Noise emitted from the emergency plant and generators hereby permitted shall meet the noise criterion of no more than 10dB above the minimum background noise level (expressed as the lowest 24 hour LA90, 15 mins) at the nearest noise sensitive development.

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 Anti-vibration

Prior to use, 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

1 Land use

This application relates to the northern side of the Post Building, on New Oxford Street, which is nearing completion. Nationwide wish to occupy the approved offices on the upper floors, but also wish to operate a bank at ground floor level. Given that the change of use to Class A2 use would only affect one retail unit of 282sqm, which would retain an active frontage, and would support the occupation of the offices, the proposed Class A2 use is considered acceptable.

Nationwide require emergency power in case of a mains power failure, which means there is an additional plant requirement. Additional rooftop plant would add to the bulk of the building. The applicant has demonstrated that there is no space at basement level and in any case, basement plant would still require external ventilation at ground floor level. Officers are supportive of amendments, which would allow occupation of the offices, and would not lead to more bulk at rooftop level. The area in question is 199sqm. A total of 4,160sqm of Class A1/A3/D1 space was approved under the original permission (2014/5946/P) and there would be still be significant retail and active frontage under the proposals.

Air quality and amenity

The equipment would only be used in the event of an emergency and for testing. An Air Quality Assessment and Noise report were provided as part of the application. The Council's Noise Officer and Air Quality Officer were consulted and have no objections subject to conditions on noise, further details of the proposed generators and limiting usage to emergencies and testing. There are no residential premises in the immediate vicinity. The residential floorspace within the Post Building is located on the southern side of the building facing High Holborn. Given the above, the proposals are acceptable in terms of amenity and air quality.

Design

The design of the louvres would match that of the approved grills at ground floor level on the building. The louvres would be high level, located above the windows on the frontage at ground floor level, with the exception of just one window, which would be replaced by a louvre down to the ground. An active frontage would therefore be retained and the louvres would blend in with the façade. The design of the louvres is considered acceptable and officers consider there would be no impact on the character of the Post Building or the area.

The sign for the public roof terrace would be a projecting sign measuring 1500mm by 501mm, constructed out of aluminium and internally illuminated (with just the cut-out lettering illuminated). The sign is considered appropriate in terms of scale, materials, design and method of illumination and will not affect the character of the building or area, whilst ensuring that there is sufficient direction to the location of the entrance to the public roof terrace.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D3, A1, A4 and CC4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 2020 (intend to publish) and the National Planning Policy Framework 2019.

- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.

- 5 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).

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



Daniel Pope
Chief Planning Officer