

Application ref: 2019/5864/P
Contact: Alyce Jeffery
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Date: 3 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk/planning

Bidwells
25 Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Charles Darwin House
12 Roger Street
London
WC1N 2JU

Proposal:

Erection of a single storey first floor rear extension (western elevation) following removal of the existing plant at first floor level; installation of a plant enclosure to the main roof; relocation of the main entrance to face Roger Street (northern elevation); alterations to the front and side facade elevations including changes to fenestration, facing materials and installation of a new entrance gate; installation of a cycle store and bin store within the existing courtyard.

Drawing Nos: Design and Access Statement parts 1-5; Planning Statement; Heritage Statement; Travel Plan; Transport Assessment; Lighting Summary; Noise Survey and Plant Impact Assessment; Two Tier Bike Specification; Entrance Gate Management Plan; SI.AP(0)01; AD(4)22; AE(2)13; AP(2)11; AP(2)12; AP(2)13; AP(2)14; AP(2)15; AE(2)10; AD(4)20; AE(2)11; AE(2)12; AE(2)21; AE(2)22; AP(2)10; AS(2)10; AP(4)23 REV A.

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 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) Manufacturer's specification details of all facing materials 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 development hereby permitted shall be carried out in accordance with the following approved plans [SI.AP(0)01; AD(4)22; AE(2)13; AP(2)11; AP(2)11; AP(2)12; AP(2)13; AP(2)14; AP(2)15; AE(2)10; AD(4)20; AE(2)11; AE(2)12; AE(2)21; AE(2)22; AP(2)10; AS(2)10; AP(4)23 REV A]

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

- 5 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 in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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.

Informative(s):

1 Reason for granting permission-

The current application seeks permission for a variety of alterations to the existing façade and courtyard including: Relocation of the front corner entrance to the side elevation along Roger Street, alterations to fenestration and façade materials, installation of a new entrance gate, cycle storage and bin storage. In addition, the existing plant above the ground floor level to the rear would be relocated and concealed within an enclosure on the main roof and a first floor extension would be erected above the existing ground extension, which would provide 100sqm of additional office space at the site.

Relocating the entrance to the side would provide a level access entrance into the building, which existing entrance does not currently have, and a more active street frontage along Roger Street. The new gate would be constructed with metal mesh and feature multiple layers for visual interest, and incorporate the wording 'Brownlow Yard' above to mark the building name. The metal wording would be permanent whilst the gate below would be fixed open during office hours, approximately 8am to 6pm. The applicant has provided a management plan for the entrance gate in support of the application.

The existing patterned brick wall along Roger Street would be cleaned and retained, and provides inspiration for the proposed façade which would predominantly white glazed bricks and Petersen D36 Brick Slips set in a similar pattern. The existing front entrance and steps would be blocked up and be replaced with a large window and feature a low level planter. PPC aluminium fins would be affixed to the existing fenestration along Roger Street.

The proposed first floor extension would be situated to the rear of the site, over the ground floor in place of the plant enclosure. The extension would measure 15.6m in depth and 6m in width, and together with the ground floor, would measure a total of 7.1m in height and have a floor roof. The first floor extension would sit approximately 300mm higher than the existing plant enclosure. The extension would be constructed in brickwork and feature tall windows divided by hardwood battens. The ground floor would be refurbished to match. A plant room would also be erected to the ground floor rear elevation of the building measuring 1.6m in depth, 3.85m in width and 3.6m in height, and would be light grey metal.

The proposed design and selection of materials are considered to be sympathetic to the host building and would provide a high quality finish. Overall, the proposal is considered to improve the character and appearance of the host building and surrounding conservation area.

Given there is an uplift in office floor space and new occupiers of the building,

the whole site would be subject to a car free development via a s106 legal agreement. The applicant proposes to install a Sheffield stand for 2 x short stay spaces and a fully enclosed and secure two-tier rack for 22 x long stay spaces in the courtyard, which would exceed the councils minimum of 2 x short stay spaces and 2 x long stay spaces and is therefore supported. The cycle store would be timber clad and feature a polycarbonate roof.

A secure bin storage area would be located in the courtyard adjacent to the bicycle storage. Bins will be available for recyclable waste and will be collected from the refuse area.

The relocated plant would be fully enclosed on the roof behind the existing staircase structure. Due to its siting, it would hardly be visible from public view. The neighbouring properties to the rear of the site would have minimal views from their rear garden, which is considered acceptable.

A noise report was submitted in support of the application which has been reviewed by the council's environmental health team and considered acceptable subject to condition.

- 2 Due to the nature and siting of the proposed works, officers do not consider that the development would harm the amenity of neighbouring occupants with regards to loss of privacy, loss of daylight/sunlight, loss of outlook or harmful noise and pollution.

No objections were received following public consultation. The planning history of the site was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 proposed development is in general accordance policies A1, A4, C5, C6, CC5, D1, D2, E1, G1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.

- 5 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.

- 6 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).
- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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