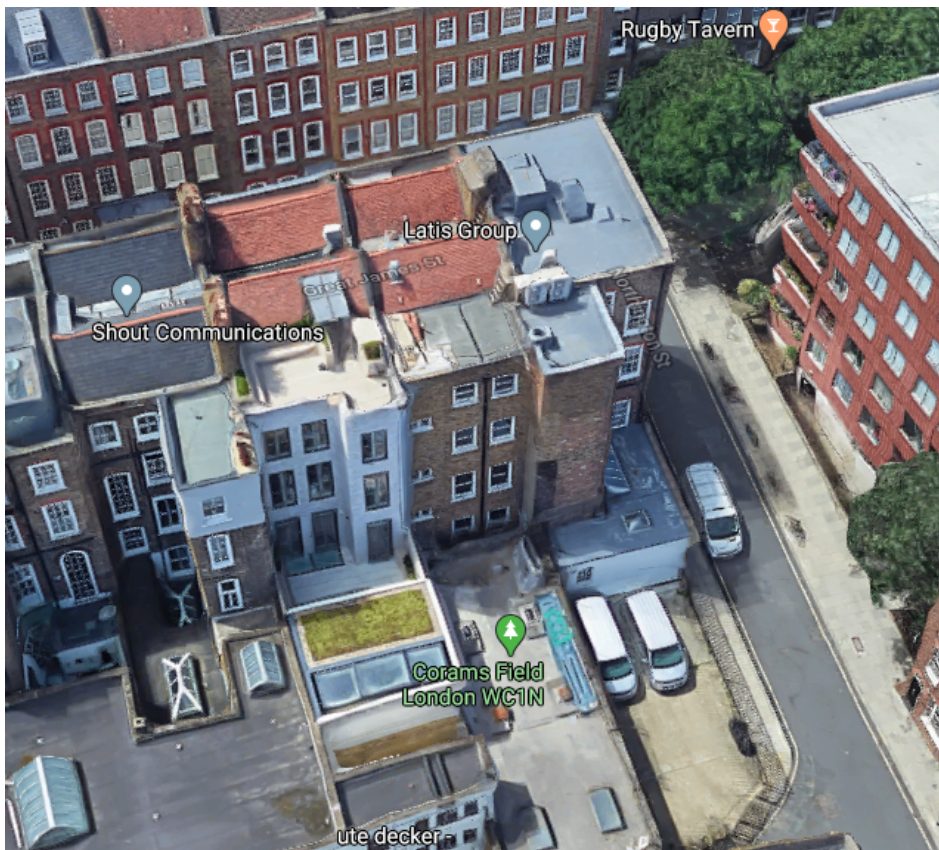


2019/3871/P & 2019/4344/L - 14 & 15 Great
James Street, WC1N 3DP



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2019/3871/P & 2019/4344/L - 14 & 15 Great James Street, WC1N 3DP



1. Rear aerial view



2. Front view



3. Rear view (arrow to no. 15)



4. Roof top above no.15 ground floor extension



5. Rear face of no. 15 looking north towards no. 16 and Northington Street

Delegated Report		Analysis sheet	Expiry Date:	23/09/2019
		N/A	Consultation Expiry Date:	29/09/2019
Officer			Application Numbers	
Thomas Sild			2019/3871/P 2019/4344/L	
Application Address			Drawing Numbers	
14 & 15 Great James Street London WC1N 3DP			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15 (Use Class B1). Listed building consent includes the following: Reinstatement of openings between stairwells of nos 14 and 15 at all floor levels (Use Class B1)				
Recommendation:		Grant conditional Planning Permission subject to s106 legal agreement Grant conditional Listed Building Consent		
Application Types:		Full planning permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Public consultation:	No. of responses	1	No. of objections No. of comments No. of support	1 0 0
Summary of consultation responses:	Site notices were displayed 04/09/2019 (expiring on 28/09/2019) and a press notice was displayed on 05/09/2019 (expiring on 29/09/2019). One objection was received which can be summarised as follows: 1. Objection to use being office 2. Use should be residential as previously granted 3. Problems with disturbance from office parties 4. Lights left on in the evenings <u>Officer response:</u> 1. Both nos. 14 and 15 have held lawful B1 office use since at least the 1960s; as such no change of use is proposed from the existing situation. 2. 2013/3117/P granted permission for the change of use of the site from B1 (office) to C3 (dwellinghouse), however the permission was not implemented and has since expired. The space has since remained in B1 use, although vacant. 3. The proposals include the formation of roof terrace areas at first floor and roof top levels. In order to mitigate any amenity impacts on surrounding occupiers a condition would be attached to any approval, limiting the use of these external areas to within 8am – 8pm. 4. No change of use is proposed for the site and the proposals do not include additional windows or glazing to the street frontage. Whether the occupiers leave their lights on during the evenings at present is not a material consideration in the determination of the application.			
CAAC/Local group comments:	<u>Bloomsbury CAAC</u> Objection on the basis of: 1. Roof terraces, dormer window, rooflights and balustrade would damage the existing fabric and be inappropriate for this age of building <u>Officer response:</u> 1. See section on design and heritage <u>Rugby & Harper Residents Association</u> Objection on the basis of: 1. Use for short term business accommodation is not suitable 2. Potential occupants would not have a sense of community spirit and would adversely affect the surroundings 3. Rear extension is inappropriate 4. Construction would bring safety concerns given the narrow streets			

	<u>Officer response:</u> 1. <i>As no change of use as defined by the The Town and Country Planning (Use Classes) Order 1987 is being proposed, the local planning authority is unable to control the lease types and specific occupants within use class B1a</i> 2. <i>Specific occupants within use class B1a cannot be controlled through this planning application</i> 3. <i>See section 5.3</i> 4. <i>See section 6.3</i>
Historic England	Following the site visit Historic England (HE) made the following recommendations: 1. Revising the proposed new fenestration to reflect the existing window arrangement at No.31. It is understood that the windows at No. 31 have been recently installed and are historically accurate. This includes 9 over 6 sashes at first floor level; 2. Reinstatement of the original ceiling at third floor level at No. 15. The removal of the existing ceiling appears to have taken place without the benefit of listing building consent. In our view, the ceiling plays an important role in defining the modest proportions of these top floor spaces and its removal is considered to cause harm to the significance of the building. 3. Removing the proposed lift from the historic floorplan of the building. Despite the historic building having been subject to numerous alterations, much of the original floorplan is retained. The proposed lift is considered to erode that floorplan and to cause a high degree of harm to the significance of the building. We would instead recommend reconsideration of the proposed layout in order to accommodate the lift within the proposed rear extension. <u>Officer response:</u> 1. <i>Amendments to the proposals have been made to fully address all these points. Full details of the windows would be secured by condition on the Listed Building Consent.</i>

Site Description

14 & 15 Great James Street are 4-storey (including basement) Grade II* listed buildings, forming part of a terrace of 14 from nos. 3-16 dating to circa 1720s.

Originally constructed as townhouses, evidence indicates that the buildings have been in commercial use since around 1900.

Both have been altered and extended over time. No. 15 was last altered in the 1980s and no. 14 circa 2014 following the grant of planning and listed building consent.

Both adjoining buildings either side, nos. 13 and 16, are in office use. The remainder of Great James Street contains a mixture of both commercial office and residential uses.

Relevant History

- (No. 14 only) **2015/3046/P & 2015/3185/L** Erection of a two-storey rear extension at lower ground and ground floor level with a terrace and meeting room at first floor level following demolition of the existing two storey extension, alterations to rear façade including extension at 1st to 3rd floor level, associated internal restoration and erection of dormer and terrace at rear roof level, and installation of 3x rooflights. **Granted 08/2015**
- (No 15 only) **2013/3114/P & 2013/3403/L** Change of use of existing office building (Class B1a) to single family dwelling (Class C3), to include the erection of a two-storey rear extension at lower ground and ground floor level with terraces at ground and first floor level following demolition of existing two storey extension, alterations to rear façade, and erection of dormer and terrace at rear roof level; external alterations to include rebuilding rear building elevation following demolition of existing rear extensions, dormer roof extension and associated internal alterations in association with the conversion of existing office (Class B1a) into single family dwelling (Class C3) **Granted 01/2014**
- **8703721 & 870535** Alterations and rear extension to accommodate new lift and toilets. **Granted 05/1988**
- **29432(R)** Change of use of the ground floor from offices to use for educational purposes. **Granted 12/1979**
- **00229** Erection of extension of basement, ground and three floors over, for office use. **Granted 07/1965**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

London Plan (Intend to Publish) 2019

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

Amenity (2018)

Design (2019)

Bloomsbury Conservation Area Statement

Assessment

1. Proposal

1.1 Planning permission and listed building consent is sought for the following:

No 15

- Excavation of basement extension
- Erection of full depth rear extension at ground floor – replacing existing
- Erection of max 5m depth extension across the full rear face at first, second and third floor levels – replacing existing
- Formation of roof terraces at first and main roof top levels, including installation of glazed balustrade
- Erection of dormer roof extension and installation of 2 roof lights to rear roof slope
- Replacement of all window frames

Nos 14 & 15

- Reinstatement of connecting doors between stairwells at all levels

2. Revisions

2.1 The proposed frontage fenestration details have been revised to replicate those at no. 31 in light of Historic England comments.

2.2 Following Historic England and Council officer concerns over the impact on internal spatial qualities, the siting of a proposed lift in the middle of no. 15 has been removed from the application.

2.3 Removal of the flat ceiling to create a pitched roof space in the top floor has been omitted over similar concerns.

3. Assessment

3.1 The main material planning issues for consideration are:

- Land use
- Design, Conservation and Heritage
- Basement development
- Neighbour Amenity
- Transport
- Sustainability

4. Land use

- 4.1 Both nos. 14 and 15 hold lawful B1a office use. Records indicate that no. 15 has been in office use since at least the 1960s. These proposals do not propose a change of use from the existing B1a use.

5. Design and heritage

- 5.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 5.2 The proposals include the reinstatement of appropriate Georgian type single glazed timber frame sash windows to the front elevation of no. 15. The new windows would replace poor quality twentieth century additions, and would achieve a significant enhancement to building's street frontage. Further details of the windows including detailed drawings and sections would be secured by planning condition.
- 5.3 The rear of no. 14 has previously been extended and externally altered on a number of occasions. As such the original rear façade is not currently visible. The proposals would replace the existing rear extensions with a new basement and ground floor extension to the full depth of the site and stepped extension with an approximate maximum depth of 5m beyond the original rear from first to third floors, mirroring the design of no. 14 including use of the same facing materials.
- 5.4 Given the previously altered nature of the rear, and adjoining design at no. 14, the proposed design of the replacement extensions to no. 15 are considered acceptable and would not harm the character or setting of the listed buildings.
- 5.5 The proposed 1.1m wide rear dormer to no.15 is small in scale, and would mirror the dormer erected at no. 14.
- 5.6 The proposed rooftop balustrade at no. 15 would continue that approved for and since installed on no. 14. Whist glazed balustrades are usually not appropriate additions to listed buildings, given this balustrade would sit on top on a contemporary style extension, and the added aesthetic benefit of continuing this element from the adjoining terrace at no. 14, it is on balance considered acceptable on this occasion.
- 5.7 The proposed internal restoration and alterations have been assessed by Historic England and the Council's Conservation Officer and following the revisions stated in paragraphs 2.1 and 2.2 of this report, are considered acceptable.
- 5.8 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 5.9 Special regard has 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.

6. Basement development

- 6.1 The Council only permits basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character

of the building and the significance of heritage assets.

- 6.2 The host buildings currently include basement levels. The proposal would excavate further to the rear at no. 15 underneath the area which currently has a ground floor level extension. The proposals would not excavate beyond the existing footprint of development on the site and would as such comply with policy in regards to basement extent.
- 6.3 The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings.
- 6.4 In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

7. Neighbour amenity

- 7.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 7.2 The adjoining neighbours at nos. 13 and 16 are both in commercial use. The proposed rear extension to no. 15 would replace existing rear additions and the rear façade of no. 14 would, project in part 1.4m further to the rear, mirroring the form seen on the 2015 development to no. 14.
- 7.3 Overall the scale and siting of the extensions would not result in unduly harmful impacts upon neighbours in respect of the above,
- 7.4 A consultation response has indicated that external noise nuisance is a concern with current office uses. No. 14 enjoys existing roof terrace areas at first and roof top (fourth) floor levels, granted by the 2015 permission. These proposals include the provision of further areas in equivalent sitings at no. 15, but of a larger scale at first floor level. The first floor level additional roof terrace areas would not be directly adjacent to residential uses and would be screened by a 2m high perimeter wall which would inhibit direct overlooking to neighbouring residential uses at Millman Place and 21 Northington Street. The fourth floor roof top level terrace area would be set 19m from the side flank of 21 Northington Street and 19m from the closest facing residential windows at Millman Place. This would be an acceptable distance to ensure a reasonable level of visual privacy.
- 7.5 In order to mitigate the noise impact resulting from the use of these enlarged outdoor spaces at night, a planning condition would be attached limiting use of these areas to within the hours of 8am-8pm.

8. Transport

- 8.1 9 long-stay and 1 short-stay secure and accessible cycle parking spaces should be provided in accordance with policy T1, cycle facilities section of CPG Transport, and the draft July 2019 London Plan. The proposed plans indicate a covered and secure cycle storage area at basement level to the front of no. 15. The Council generally requires cycle parking to be step free from street level however given the site constraints, a bike wheeling ramp alongside the front lightwell stairs would be acceptable. Full details of cycle parking would be secured by planning condition.
- 8.2 Short stay cycle parking should be within the curtilage of the development where possible, however as the development has very limited on site space and 4 spaces are considered

acceptable on site. A contribution for cycle parking on the public highway for the remainder of the spaces will be sought. Each Sheffield stand would cost £300. The financial contribution would be secured by a s106 agreement.

- 8.3 The Council's Transport Officer has advised that given the basement development and sensitive location, a Construction Management Plan (CMP) with support contribution of £3,136 must be secured by s106 legal agreement in order to effectively regulate the construction and mitigate its impact.
- 8.4 The development will lead to an increase in people traveling to and from the site for work reasons especially due to the provision of subscription desks. In order to manage this travel impact on the surrounding occupants, the Council will seek to secure a Local Level Travel Plan and associated monitoring and measures contribution of £4,809 as section 106 planning obligations in accordance with Policy A1, if a subsequent planning application were to be approved.
- 8.5 CPG Transport advises that all new non-residential developments will be expected to be car free in accordance with Local Plan Policy T2, including the redevelopment and/or conversions of existing sites with new occupiers.
- 8.6 Car-free development means that no parking spaces are provided by or associated with the development other than those reserved for disabled people where necessary and businesses/services reliant upon parking where this is integral to the nature, operational and/or servicing requirements (e.g. emergency services or builders merchants may require operational loading). In addition, current and future occupiers are also not issued on-street parking permits. A legal agreement will be used to maintain car-free and car-capped development over the lifetime of a scheme.

9. Sustainability

- 9.1 Local Plan Policy CC1 Climate change mitigation states the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 9.2 Through Local Plan Policy CC2 Adapting to climate change, the Council requires that development should adopt appropriate climate change adaptation measures.
- 9.3 No. 14 provides an existing area of living roof, installed following the 2015 grant of permission. The applicant has indicated that energy efficiency measures including more efficient lighting and the use of air source heat pumps would reduce the CO2 emissions from energy consumption 14.4% below the baseline figure.
- 9.4 Given the small scale of additional floorspace being proposed, together with limitations around the site being Grade II* listed, this improvement is considered acceptable.

10. Recommendation

- i. Grant planning permission subject to s106 legal agreement for:
 - CMP and monitoring fee
 - Local Level Travel Plan
 - On street cycling parking contribution of £300 per Sheffield stand
 - Car free development
- ii. Grant listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th 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'.

OWEN ARCHITECTS LTD
Owen Architects Ltd
46 Britton Street
London
EC1M 5UJ
United Kingdom

Application Ref: **2019/4344/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

18 February 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 & 15 Great James Street
London
WC1N 3DP**

DECISION

Proposal: Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15; Internal renovations including reinstatement of openings between nos 14 and 15 the stairwell at all floor levels (Use Class B1).

Drawing Nos: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev F; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev K; 4103 Rev K; 4104 Rev E.

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

Conditions And Reasons:

Executive Director Supporting Communities



- 1 The works hereby permitted shall be begun not later than the end of three years 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: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev F; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev K; 4103 Rev K; 4104 Rev E

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 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) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Samples and/or manufacturer's details of new facing materials for the rear extension and roof terraces

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 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 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.
- 3 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.

- 4 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.
- 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.

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

Application ref: 2019/3871/P
Contact:
Tel: 020 7974
Date: 18 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/planning

OWEN ARCHITECTS LTD
Owen Architects Ltd
46 Britton Street
London
EC1M 5UJ
United Kingdom

Dear Sir/Madam

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:
14 & 15 Great James Street
London
WC1N 3DP

Proposal: Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15 (Use Class B1).

Drawing Nos: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev F; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev K; 4103 Rev K; 4104 Rev E; BIA J4001-S-RP-0002 Rev 00 (Webb Yates Engineers Ltd)

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev F; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev K; 4103 Rev K; 4104 Rev E; BIA J4001-S-RP-0002 Rev 00 (Webb Yates Engineers Ltd).

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

- 3 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment ref J4001-S-RP-0002 Rev 00 (Webb Yates Engineers Ltd) hereby approved, including but not limited to the monitoring requirements therein and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the extended floorspace, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall be 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.

- 6 The external terrace areas hereby approved, shall only be used during the hours of 0800 to 2000 on any given day.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the 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 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)

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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate