

Application ref: 2019/6395/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 28 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Garnett & Partners
Studio 301, The Print Rooms,
164-180 Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Eagle Street
London
WC1R 4AT

Proposal:

Alterations to office building including; infilling openings with painted metal framed windows, and replacement entrance door and new stone steps at ground floor front. Provision of external amenity area, with replacement of plant at 2nd floor terrace to rear. Replacement of plant at main roof level with installation of acoustic screening, and other ancillary works.

Drawing Nos: SiteLocation Plan, (PL) 001, 002, 100, 101, 102, 103, 104, 105, 106, 200, 201. (00) 100, 101, 102, 103, 104, 105, 106, 200, 201. (PL) 600, 601A, 602A, 603A, 604A, 605A, 606, 700A, 701A. Design and Access Statement (23/12/2019), Environmental Noise Survey and Plant Noise Assessment Report (10/12/2019).

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 SiteLocation Plan, (PL) 001, 002, 100, 101, 102, 103, 104, 105, 106, 200, 201. (00) 100, 101, 102, 103, 104, 105, 106, 200, 201. (PL) 600, 601A, 602A, 603A, 604A, 605A, 700A, 701A. Design and Access Statement (23/12/2019), Environmental Noise Survey and Plant Noise Assessment Report (10/12/2019).

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 Prior to operation, the air-conditioning plant shall be provided with anti-vibration measures. 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 and CC1 of the London Borough of Camden Local Plan 2017.

- 6 The outdoor terrace area at second floor rear hereby approved, specified on the plan (PL) 603 A, shall be for the use of occupants of the host building, and shall be occupied as an outdoor amenity terrace between the hours of 0900 and 1900hrs Mondays to Fridays only.

Reason: In order to prevent unreasonable overlooking and disturbance to neighbouring premises in accordance with the requirements of Policies A1 and A4 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 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.

- 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 Reasons for granting permission:

To the front, the infilling of wall openings at ground floor level with new glazing will retain the architectural dimensions of the property, providing arched windows within the existing openings and shall maintain the pattern of the building façade. The new Crittall style windows are considered to be appropriate in design for the host building, with the other existing windows retained and painted black to match in colour. The new front door and entrance steps are considered an improvement on the existing arrangement and are welcomed. Planter boxes are also specified to the first floor windows, although not subject to planning controls.

To the rear at 2nd floor level, the existing flat roof shall be provided with improved accessibility and utilised as a private outdoor amenity terrace, for use by the occupants of the host building only. This includes provision of associated lighting, planting and seating arrangements. A new roof light shall

also be installed in this area improving natural light within the building. Given that the terrace will be largely shielded from view by the parapet wall, it shall only be accessible by occupants of the host building, and furthermore; the use of the terrace shall be restricted to office hours to prevent harm to any nearby residential amenity, this is considered acceptable. Air intake grilles are proposed to be installed to the rear elevation which are considered to be discreetly positioned and will not harm the character of the host building. In addition, two replacement lossnay plant units shall be installed behind acoustic screens, but also hidden by further planting.

As part of the works, all brickwork shall be cleaned and made good to front and rear, which is welcomed.

At main roof top level, the replacement of HVAC plant, with installation of acoustic screening, is considered acceptable as the same number of units (six) will replace similarly sized units already in place in this location. Given the position at roof top level behind parapets, it is not considered these replacement units would have any adverse impact on the host building or wider Conservation Area.

The Council Conservation Officer was consulted and raised objection to the initial proposal to paint the brickwork to front and rear, however; the applicant amended their proposal to simply have the existing brickwork cleaned with additional commitment to paint the fire escape stairway. the Officer was satisfied and raised no further objection.

The Council Environmental Health Officer was consulted and raised no objection to the proposed installations.

The proposed alterations to the front, rear and at roof top level are considered sensitive and appropriate to the context of the office building. With a condition imposed on the use of the terrace to the rear, it is not considered there would be any adverse impact on residential amenity and the proposal is not considered to harm neighbouring amenity in terms of loss of light, outlook or privacy. The commitment to improve the appearance of the building at the rear with the painting of the shared fire escape and provision of a new egress door is welcome. Overall, the proposals are considered to preserve and enhance the Bloomsbury Conservation Area.

One comment was received from a local resident during public consultation, supporting the proposed refurbishment as "a great improvement".

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

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The

development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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