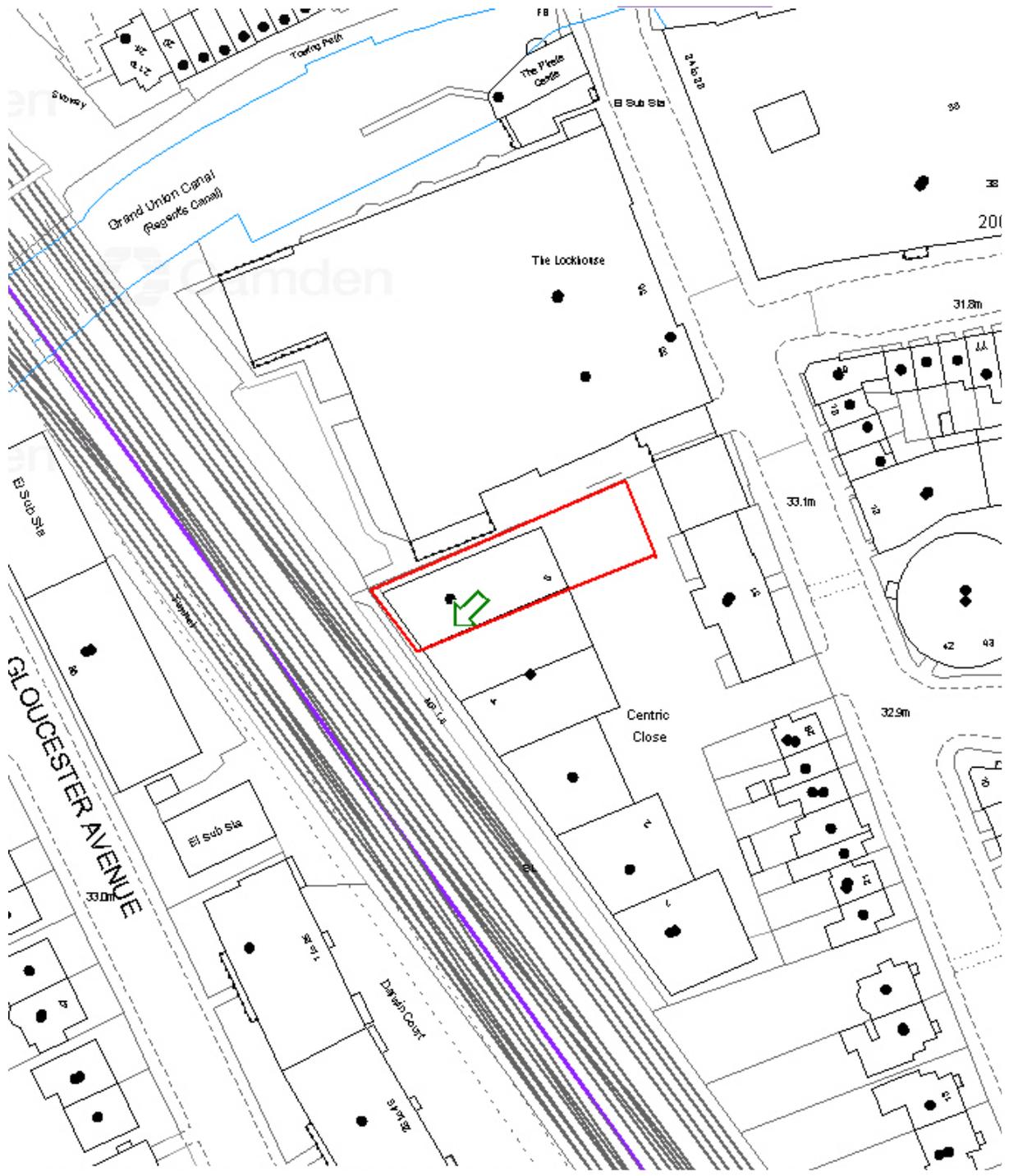


# Site Plan 2020/0187/P

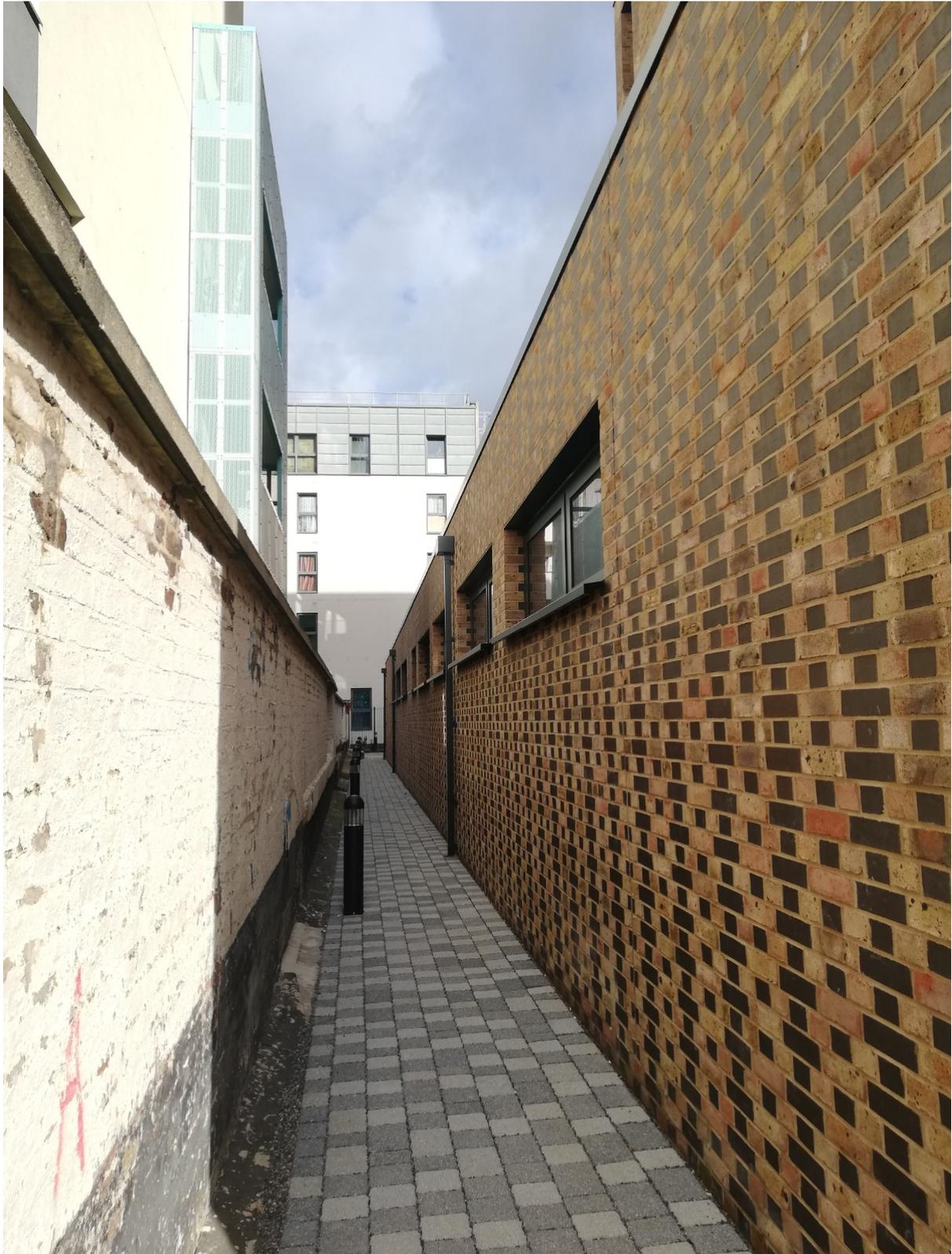
## 4-5 Centric Close London NW1 7EP



Site Photos 2020/0187/P  
Ground & Basement Floors  
4-5 Centric Close



*1. Views from the internal courtyard of the south elevation of the building, roof light proposed to be located on south-eastern corner of the roof.*



*2. Views between existing boundary treatment and north elevation of the building where the existing fenestration would be extended.*



*3. Views of the far north-western corner, location of proposed condenser units and enclosure.*

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>11/03/2020</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/03/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Alyce Jeffery			2020/0187/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Ground & Basement Floors 4-5 Centric Close London NW1 7EP				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Alteration to the existing fenestration to side elevation (northern elevation); installation of a roof light above ground floor roof; and erection of plant including 5 x condenser units and an acoustic enclosure to the rear of the site at ground floor.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 19/02/2020 until 14/03/2020.</p> <p>No public representations were received as a result of the consultation.</p>					
<b>CAAC/Local groups* comments:</b>  <i>Primrose Hill CAAC</i>	<p>The <b>Primrose Hill CAAC</b> has objected to the proposal on the following grounds;</p> <ul style="list-style-type: none"> <li>No objection to new window openings so long as light pollution is not worsened. The windows at present are higher than the boundary wall they face, which means that light pollution could be harmful to the amenity of residents in the social housing at Lock House. Any consent for new windows should be conditional on fixed measures to minimise light pollution and hours of operation limits, as offices can work different hours from family homes.</li> </ul> <p><i>Officer comment: The existing windows would be extended below the height of the northern solid brick boundary wall, therefore owing to the design and siting of the windows, officers do not consider that an unreasonable level of additional light pollution would be caused in order to harm the amenity of the adjoining occupants. In addition, the commercial unit would be used during normal office hours only i.e. typically 08:00 to 18:00, therefore, further reducing the opportunity for any light pollution impacts to surrounding occupants.</i></p> <ul style="list-style-type: none"> <li>Proposed air conditioning as the building would allow natural through ventilation which should be maximised, while insulation should minimise solar heat gain. Analysis should be required to establish the optimum natural energy efficiency of the space to test whether air conditioning could be justified, and how any justified use could be made most efficient.</li> </ul> <p><i>Officer comment: Sustainability is discussed in the report below.</i></p>					

## Site Description

The subject site comprises a vacant commercial unit (Use Class B1) that is nearing completion following the granting of planning application 2016/6891/P and the wider redevelopment at 1-6 Centric Close. The wider development site consists of commercial units at ground floor level, with apartments directly above. Bounding the site to the north are existing flats. To the east are existing commercial and residential properties fronting on to Oval Road. Bounding the site to the south and west is a busy railway line leading to Euston Station.

The site is not located within a Conservation Area nor does it contain any listed buildings. The site is bordered by the Regents Canal Conservation Area to the north and Primrose Hill Conservation Area to the south east.

## Relevant History

**2016/6891/P** - Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas – **Granted 29/09/2017.**

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016

### Draft London Plan 2019 (intend to publish)

### Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

CC2 Adapting to climate change

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought to replace the 8 existing aluminium frame windows to the northern elevation of the building with 8 enlarged Crittal aluminium frame windows. The window head height would remain as existing.
- 1.2. A roof light would be installed to the eastern side of the ground floor roof, and would measure 3.55m x 2.11m.
- 1.3. In addition, the proposal involves installation of five external air conditioning condensers, as well as a ventilation system which discharges to atmosphere at various points around the building. The units would provide cooling and ventilation air to a commercial unit (Class B1) which occupies the basement and ground floor levels of the building. The proposed mechanical services plant items would be located at the rear of the building. The total plant floor area would measure 2.5m in height, 7.3m in width, and 2.1m in depth. The external casing of the enclosure would be constructed with steel.

### 2. Assessment

#### Design

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.
- 2.2. The northern elevation of the building is setback approximately 1.5m from the existing brick boundary wall, and is not visible from public views. The proposed replacement Crittal frame windows would retain a modern appearance which would complement the existing character of the new development, and as such, are considered acceptable in terms of design and material. The proposed rooflight above ground floor would sit flush with the roof and behind the parapet, and would not be visible from public views. The rooflight is therefore considered acceptable as it would not harm the character or appearance of the building.
- 2.3. The proposed plant and associated enclosure would be located along the western boundary, directly adjacent to the railway tracks and would not be visible from public views. The condenser units would be sited behind the acoustic enclosure, which would be constructed with traditional acoustic materials, predominantly steel. Owing to the siting, design and materials of the plant and associated enclosure, officers do not consider that it would impact the character or appearance of the host building or surrounding area.
- 2.4. As such, the proposals would preserve the character and appearance of the host building and surrounding area, in accordance with policy D1 of the London Borough of Camden Local Plan 2017.

#### Amenity

- 2.5. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise, disturbance, and implications on daylight and sunlight.
- 2.6. The existing windows would be replaced with enlarged windows sited below the height of the

northern solid brick boundary wall, therefore owing to the design and siting of the windows, officers do not consider that an unreasonable level of additional light pollution would be caused such that it would harm the amenity of the adjoining occupants. In addition, the commercial unit would be only used during normal office hours i.e. typically 08:00 to 18:00, therefore, further reducing the opportunity for any light pollution impacts to surrounding occupants. Similarly, the proposed rooflight above ground floor level is not considered to cause additional light pollution owing to the typical hours of office use. Owing to the design and siting of the replacement windows and rooflight, officers do not consider they would result in a loss of privacy, overlooking, outlook, noise, disturbance or loss of daylight or sunlight.

- 2.7. The Council's noise officer has reviewed the Noise Impact Assessment, produced by Spectrum Acoustic Consultants, for the proposed mechanical services plant. The officer concluded that the noise levels from mechanical services plant would have a very low impact and would therefore be acceptable in environmental health terms. Two conditions are attached to the decision to require the proposed plant to be installed to ensure compliance with the limits and mitigation measures identified in the noise impact assessment and anti-vibration measure.
- 2.8. Owing to the siting of the plant and associated enclosure, and acceptable noise report, officers do not consider that the development would result in unreasonable harm to the amenity of adjoining occupants in terms of outlook, noise, disturbance or loss of daylight or sunlight, in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Sustainability

- 2.9. Policy CC2 states that active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.
- 2.10. The cooling hierarchy includes:
- Minimise internal heat generation through energy efficient design;
  - Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;
  - Manage the heat within the building through exposed internal thermal mass and high ceilings;
  - Passive ventilation;
  - Mechanical ventilation; and
  - Active cooling.
- 2.11. The applicant has provided Chartered Institution of Building Services Engineers heat gains calculations in support of the application to justify the use of air-conditioning units in the commercial space. The Council's sustainability officer has reviewed the documents submitted and concluded that given the site constraints (located adjacent to a railway) and supporting information, active cooling is considered acceptable in this instance.

### **3. Recommendation**

- 3.1. Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 29<sup>th</sup> June 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Application ref: 2020/0187/P  
Contact: Alyce Jeffery  
Tel: 020 7974 3292  
Date: 23 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**Ground & Basement Floors**  
**4-5 Centric Close**  
**London**  
**NW1 7EP**

# DECISION

Proposal:

Alteration to the existing fenestration to side elevation (northern elevation); installation of a roof light above ground floor roof; and erection of plant including 5 x condenser units and an acoustic enclosure to the rear of the site at ground floor.

Drawing Nos: Covering Letter; Noise Impact Assessment rev 1; PURY data; Heat gains covering letter; CIBSE heat gains calculations; Window Specification NBS Alitherm Heritage; Window Brochure Alitherm Heritage; Faade design life datasheet; EEC Acoustiline Wall Lining System; EEC Acoustic Screen Specification; EEC Acoustic Panelwork; EEC Louvres; 19136 PLN 03 rev A; 19136 PLN 04 rev A; 19136 PLN 05 rev A; 19136 PLN 09 rev B; 19136 PLN 01 rev A; 19136 PLN 02 rev A; 19136 PLN 06 rev B; 19136 PLN 07 rev A; 19136 PLN 08 rev C; 19136 PLN 10 rev B; QAL5496-57-M02 rev B.

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 [19136 PLN 01 rev A; 19136 PLN 02 rev A; 19136 PLN 06 rev B; 19136 PLN 07 rev A; 19136 PLN 08 rev C; 19136 PLN 10 rev B; QAL5496-57-M02 rev B]

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding 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.

#### Informative(s):

- 1 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.

- 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 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

Director of Regeneration and Planning

**DECISION**