

Application ref: 2019/4683/P
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Turley
8th Floor, Lacon House
84 Theobald's Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

5-13 Leeke Street
London
WC1X 9HY

Proposal:

Erection of four storey office extension (Use Class B1a) following demolition of 13 Leeke Street (containing 1x1 bed self-contained flat (Use Class C3)); construction of additional storey at roof level with roof terrace above at 5-13 Leeke Street (Use Class B1a).

Drawing Nos: GSA-936-EX001, GSA-936-EX002, GSA-936-EX003, GSA-936-EX004, GSA-936-EX005, GSA-936-EX006, GSA-936-EX007, GSA-936-EX008, GSA-936-PL2001, GSA-936-PL2002, GSA-936-PL2003, GSA-936-PL2004, GSA-936-PL2005, GSA-936-PL2006, GSA-936-PL2007, GSA-936-PL2008, GSA-936-PL2009, GSA-936-PL2010, GSA-936-PL2011, GSA-936-PL2012, GSA-936-PL2013, GSA-936-PL2014, GSA-936-PL2015, 180832-SK-S-100_Rev.P1, 180832-SK-S-101_Rev.P1, 180832-SK-S-102_Rev.P1, 180832-SK-S-103_Rev.P1, 180832-SK-S-104_Rev.P1, 180832-SK-S-105_Rev.P1 & 180832-SK-S-106_Rev.P1. Statement by Paul Hamlyn Foundation, Noise Level Survey ref: QF9845/PF6542/RP1A dated 27/08/2019, Planning Statement by Turley dated September 2019, & Design and Access Statement Rev.B received 05/09/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: GSA-936-EX001, GSA-936-EX002, GSA-936-EX003, GSA-936-EX004, GSA-936-EX005, GSA-936-EX006, GSA-936-EX007, GSA-936-EX008, GSA-936-PL2001, GSA-936-PL2002, GSA-936-PL2003, GSA-936-PL2004, GSA-936-PL2005, GSA-936-PL2006, GSA-936-PL2007, GSA-936-PL2008, GSA-936-PL2009, GSA-936-PL2010, GSA-936-PL2011, GSA-936-PL2012, GSA-936-PL2013, GSA-936-PL2014, GSA-936-PL2015, 180832-SK-S-100_Rev.P1, 180832-SK-S-101_Rev.P1, 180832-SK-S-102_Rev.P1, 180832-SK-S-103_Rev.P1, 180832-SK-S-104_Rev.P1, 180832-SK-S-105_Rev.P1 & 180832-SK-S-106_Rev.P1. Statement by Paul Hamlyn Foundation, Noise Level Survey ref: QF9845/PF6542/RP1A dated 27/08/2019, Planning Statement by Turley dated September 2019, & Design and Access Statement Rev.B received 05/09/2019.

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

- 3 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) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first occupation of the extension hereby approved, the 4no. cycle storage spaces shall be provided in thier entirety and 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.

- 5 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise,

at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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.

- 6 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.

- 7 Prior to commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

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 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.
- 3 Reasons for granting permission.

5-11 Leeke Street comprises of two three storey complementary but distinct buildings. 5-7 has finer detailing, including red brick window arches and dentile cornice whilst 9-11 has a more robust appearance. 13 Leeke Street is a two storey building with mono-pitched roof, currently vacant, which has previously been granted change of use (ref: 2019/3267/P dated 12/09/2019), from residential (use class C3) to office (use class B1). The site is within the Kings Cross Conservation Area where it is noted as a positive contributor, though there are no nearby listed buildings.

Proposed is the erection of an additional storey roof extension across 5-11 and 13 following the removal of existing plant and ancillary equipment at roof level. The addition would have PV panels and a roof terrace above and would be finished in corten steel cladding. No.13 would be demolished, with a four storey brick built addition with matching steel cladding to replace it. The additions would form an uplift of 298sq. m of B1 office space (comprising 203.5sq. m above no.5-11, and 93sq. m at no.13).

Policy H2 requires proposals which increase the total GIA of a site within the Central London Area (or town centre) by more than 200sq. m to contribute towards the supply of housing. It is noted however that planning permission has previously been granted to change the use of no.13 from residential to office (ref: 2019/3267/P dated 12/09/2019). Extant permission therefore stands to convert 88sq. m of this space, meaning an uplift of only 5.6sq. m is proposed at no.13 under this application. As such, the total uplift (considering the extant permission at no.13) would be 210sq. m (comprising the 203.5sq. m uplift in roof extension, and 5.6sq. m uplift at no.13). As such, the uplift (considering the extant permission) would only marginally exceed the 200sq. m criteria under policy H2 of the Camden Local Plan (by 10sq. m). Given the site and context coupled with the level of uplift, it is considered that, on balance, a residential element would not be required in this instance.

The proposed addition is considered to be of an acceptable siting, scale and design, with a high quality fine grain detailed finish. The addition would step with the existing buildings, and would form an appropriate 'book end' at no.13 helping to improve easterly views along Leeke Street. The addition would

represent a high quality intervention to the building, and would serve to preserve or enhance the character and appearance of the property or surrounding conservation area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By reason of the siting, scale and design of the addition, coupled with the separation distance to neighbouring buildings, the proposal is considered not to result in harm to the amenities of nearby occupiers. Whilst it is acknowledged that a roof terrace is proposed above the additional storey, a roof terrace exists at current roof level, and it is considered that the proposal would not result in unduly harmful levels of overlooking.

The submitted Noise Impact Assessment has been assessed as acceptable by the Environmental Health officer, subject to the attached conditions.

The London Plan requires 1 long stay cycle storage space per 90sq. m of B1 floorspace for long stay, and 1 short stay per 500sq. m. A total of 4 cycle spaces within the existing cycle store which is considered to be acceptable subject to a condition requiring their implementation prior to first use of the extension.

- 4 The site is located on a narrow road in the Central London Area, a construction management plan (CMP) and a CMP Implementation Support Contribution of £3,136 are therefore required by S106 (attached to this approval).

Clauses within a S106 agreement are also required for the provision of local employment and work placement opportunities at construction and end phase.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered in determining this application.

As such, the proposed development is in general accordance with policies A1, D1, D2, E1, E2 & T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.


- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment