

Application ref: 2019/5051/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 29 October 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

Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
2 Bloomsbury Place
London
WC1A 2QA

Proposal:

External alterations associated with change of use of 2 x residential units (Class C3) at basement and third/fourth floor level to office space (Class B1) including erection of single storey rear extension at ground floor level.

Drawing Nos:

277.02.110 P1, 277.02.111 P1, 277.02.112 P1, 277.02.113 P1, 277.02.114 P1,
277.02.115 P1, 277.02.120 P1, 277.02.121 P1, 277.02.250 P2, 277.02.205 P2, 277.02
200 P1, 277.02 200 P1, 277.02.202 P1, 277.02.203 P1, 277.02.204 P1, 277.02.251
P1, 277.02.260 P1, 277.02-001 P1, 277.02-002 P1, Report VA2964.190925.NIA,
Heritage Assessment September, Planning, Design and Access Statement dated
October 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: 277.02.110 P1, 277.02.111 P1, 277.02.112 P1, 277.02.113 P1, 277.02.114 P1, 277.02.115 P1, 277.02.120 P1, 277.02.121 P1, 277.02.250 P2, 277.02.205 P2, 277.02.200 P1, 277.02.200 P1, 277.02.202 P1, 277.02.203 P1, 277.02.204 P1, 277.02.251 P1, 277.02.260 P1, 277.02-001 P1, 277.02-002 P1, Report VA2964.190925.NIA, Heritage Assessment September, Planning, Design and Access Statement dated October 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 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. 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 Prior to installation, details of the size and design of the proposed acoustic enclosure for the approved air-conditioning plant shall be submitted to and approved in writing by the local planning authority.

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.

- 7 Prior to occupation of the development, details of secure and covered cycle

storage areas for a total of 5 cycle parking spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation, and 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.

Informative(s):

1 Reasons for granting permission.

The current application seeks permission for the change of use of the two existing residential units at lower ground and third/fourth floor (Class C3) to office use (Class B1a), to provide a single use office building. The proposals also include a number of external alterations to the building including the erection of a single storey rear extension at lower ground floor level. The application has been submitted alongside another application at 37-41 Gower Street for the reverse change of use (i.e. B1 office use to C3 residential use). These applications are being considered simultaneously and would be the subject of a land swap clause secured via a s106 legal agreement to ensure that there would be no loss of residential or office space.

Policy H3 (protecting existing homes) of the Camden Local Plan states: The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace. Meanwhile, policies E1 and E2 of the Camden Local Plan encourage the redevelopment and intensification of existing employment sites, particularly in the CAZ.

The proposals would result in the loss of two existing C3 units (approx. 274sqm) at 2 Bloomsbury Place, which is contrary to Policy H3. However, as mentioned above the existing ground and lower ground floors at 37-41 Gower Street would be converted to provide 294sqm of residential space divided into 2 x 2 bed and 3 x 1 bed flats, which would result in a net increase in residential floorspace of 20sqm and provide 3 additional flats in the Central London area. Furthermore, the existing ground, first and second floors of 2 Bloomsbury Place are already in office use and so no objection is raised for the remaining floors of the building to be converted to offices. The proposals are therefore considered acceptable in land use terms.

The size and scale of the proposed single storey rear extension is considered to represent a subordinate addition that would not cause harm to the historic significance and character of the listed building. Furthermore, the extension would be connected to the main building via a small glazed link structure, ensuring that it clearly reads as a separate addition and maintains the historic fabric and layout to the rear of the site. The proposed extension would have a simple design and would be finished in traditional London stock brickwork, which is considered an appropriate material choice for this particular site.

The proposed roof terrace is not considered to cause unacceptable levels of

overlooking at the site, particularly as it would only provide views to front of the site and the commercial properties opposite. The size, scale and design of the proposed rear extension would not cause harm to neighbouring amenity in terms of loss of light or outlook. The Council's Environmental Health Officer has reviewed the submitted acoustic report and confirmed that the proposed air conditioning units in the rear courtyard would comply with the Council's minimum noise requirements.

Whilst this is a relatively minor development, it would still require a significant amount of loading/unloading at the site during works. Therefore, given the constrained nature of the site, on a TfL highway, and its proximity to a busy junction, the Council's transport team have confirmed that a Construction Management Plan will be required to manage the impact of the implementation works on the surrounding highway network. The CMP will be secured via a s106 legal agreement.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has also 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.

As such, the proposal is in general accordance with Policies D1, D2, A1, A4 and E1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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).
- 4 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.

- 5 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.
- 6 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.

- 7 Thames
Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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
Director of Economy, Regeneration and Investment