

Application ref: 2020/3798/P  
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Date: 29 October 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**31-37 Whitfield Street  
London  
W1T 2SF**

Proposal:

Variation of condition 3 (approved plans) of planning permission reference 2019/6274/P dated 06/03/2020 (for External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level), namely involving an increase in height of the approved roof plant enclosure and minor external alterations including changes to the design of approved front entrance.

Drawing Nos: A 1496 GA 2000 A, A 1496 GA 2001 A, A 1496 GA 2002 A, A 1496 GA 2003 A, A 1496 GA 2004 A, A 1496 GA 2005 A, A 1496 GA 2010 A, A 1496 GA 2099 A, A 1496 GA 2100 A, A 1496 GA 2101 A, A 1496 GA 2102 A, A 1496 GA 2150 A, A 1496 GA 2151 A, A 1496 GA 2152 A, A 1496 GA 2200 A

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 the original permission 2019/6274/P dated 06/03/2020.

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 policies 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: A 1496 GA 0500, A 1496 GA 0501, A 1496 GA 1000, A 1496 GA 1001, A 1496 GA 1002, A 1496 GA 1003, A 1496 GA 1004, A 1496 GA 1005, A 1496 GA 1010, A 1496 GA 1099, A 1496 GA 1100, A 1496 GA 1102, A 1496 GA 1101, A 1496 GA 1150, A 1496 GA 1151, A 1496 GA 1152, A 1496 GA 1152, A 1496 GA 1200, A 1496 GA 2000 A, A 1496 GA 2001 A, A 1496 GA 2002 A, A 1496 GA 2003 A, A 1496 GA 2004 A, A 1496 GA 2005 A, A 1496 GA 2010 A, A 1496 GA 2099 A, A 1496 GA 2100 A, A 1496 GA 2101 A, A 1496 GA 2102 A, A 1496 GA 2150 A, A 1496 GA 2151 A, A 1496 GA 2152 A, A 1496 GA 2200 A, Planning Statement dated 17/12/2019, Design and Access Statement dated 17/12/2019, RBA Noise Survey dated 31/07/2020, Cover Letter dated 19/08/2020, Proposed Changes Summary July 2020.

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 A1 and A4 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The proposed rear roof terrace hereby approved shall only be accessed

between the hours of 09:00 and 19:00 Monday to Friday and not at all on weekends and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The current application seeks to make a number of minor amendments to the plans approved under 2019/6274/P. These changes include: alterations to the design and materiality of the Whitfield Street entrance, rear infill extension at ground floor level, alterations to rear courtyard area and Charlotte Street entrance gate, increased height of roof plant enclosure, and relocation of approved bike storage.

The proposed alterations to the Whitfield Street entrance would essentially revert back to the current design and location of this entrance to the building, albeit with the installation of terracotta panels. This is considered acceptable and would not have a significant impact on the character and appearance of the host building and surrounding area. Similarly, the proposed infill extension to the rear represents a very minor alteration that would improve access between ground and first floors and is therefore considered acceptable. The proposed changes to the layout of the rear courtyard area and the design of the Charlotte Street entrance gate are all considered minor in terms of their visual impact.

At roof level the application seeks to increase the height of the approved plant enclosure by approximately 600mm to fully conceal all proposed plant equipment. The proposed increase in height is considered acceptable and would not perceptibly increase the enclosure's prominence in the street as it would maintain the same set back from the front elevation as the approved enclosure. Due to servicing constraints in the rear courtyard area, the approved bike storage in this part of the site has had to be relocated to a reconfigured basement level. However, no spaces would be lost as part of this change and the scheme would continue to provide 30 cycle parking space (plus 6 Brompton bike spaces), which is welcomed.

Overall, the proposed amendments are considered minor and would not alter the substance of the development approved under 2019/6274/P dated 06/03/2020.

The proposed amendments are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted acoustic assessment demonstrates that the plant within the enlarged roof enclosure would continue to comply with the Council's minimum noise standards.

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.

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 and A4 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.

- 2 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).
- 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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment