

Application ref: 2020/2163/P
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Dexter Building Design Ltd
Unit 5
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Former Public Convenience At Junction With Guilford Place
Guilford Street
London
WC1N 1EA**

Proposal: Details required by conditions 4 (contaminated land), 5 (lighting strategy) and 6 (noise) pursuant to planning permission ref. 2015/6141/P for (Change of use from former public convenience to mixed A1/A3 retail/restaurant use, and associated works) granted on 25/07/2017

Drawing Nos: Dexter Building Design letters dated 18/05/2020 (re conditions 4 & 6) & 23/10/2020 (condition 4), Lighting details (A110), Lighting Style Sheet P03, In-line mixed flow duct fan (TD-Mixvent Series), Blauberg Silencer Specification, Lighting Strategy (Dexter Designs email 18/11/2020)

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting approval

Condition 4:

Condition 4 of planning permission 2015/6141/P requires the submission and approval of a programme for ground investigation for soil and groundwater

contamination and landfill gas; details of investigation and appropriate remedial works are also to be submitted approved and undertaken. The details were required prior to the commencement of the development.

The applicant has firstly confirmed that no excavation is proposed as the existing building will be reused. The submission notes that basements are at increased risk of elevated radon regardless of geographic location due to the possible exposure from walls and floor.

It is proposed that a Radon Survey will be undertaken when the building is occupied as this will yield true operating results.

The survey period will be undertaken over 5 months, 3 weeks after the first use of the premises.

The Council's Environmental Health Team are happy that the details are acceptable and that the condition can be discharged (subject to compliance with the submitted details).

Condition 5:

Condition 5 of planning permission 2015/6141/P requires the submission and approval of a lighting strategy. A lighting style sheet has been submitted and a Lighting Strategy explaining the proposal to light the restaurant and the exits. Above ground lighting is not proposed - partly because it is not within the applicant's demise. Details of the light fittings are included.

The proposed light fittings would match those which were used when the building was previously used as W.C.'s and they would therefore replicate the historic features of the lighting of the Listed Building.

It is acknowledged that the above ground structures (i.e. railings and water fountain) are outside of the applicant's demise and lighting cannot be secured for them as part of this application which relates to the use of the former underground W.C.s

Condition 6:

Condition 6 of planning permission 2015/6141/P requires details of the external noise level emitted from plant/machinery/ equipment and mitigation measures as appropriate to be submitted and approved.

The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary.

In-flow mixed flow duct fan details and Blauberg silencer details have been

submitted. A letter from Dexter Building Design Ltd confirms that the fan and silencer together would generate noise levels at least 10 dBA lower than ambient noise levels at all times.

The letter advises that due to the low noise impact of the proposed equipment a post installation noise assessment will not be necessary.

The Council's Environmental Health Team note that the installation shows a low environmental impact and that the planning condition is duly satisfied.

The full impact of the proposed development has already been assessed during the determination of the original application reference 2015/6141/P dated The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge conditions 4, 5 and 6 and are in accordance with policies A1, A3, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 2 There are no other conditions on planning permission 2015/6141/P which require the submission and approval of details.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer