

Application ref: 2020/2604/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 8 December 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/planning](http://www.camden.gov.uk/planning)

Philip Meadowcroft Architects  
33 Greenwood Place  
London  
NW5 1LB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**41 Brunswick Square  
London  
WC1N 1AZ**

Proposal:

Erection of front extensions between one and three storeys plus landscaping and cycle parking to 'Gregory House' situated in north-west of Coram campus (to be delivered in two phases).

Drawing Nos:

(Prefix: 1910-) 001, 002, 010, 011, 012, 014, 015; (Prefix: 1910-P1) 100, 110, 111, 112, 113, 120 (rev A), 121 (rev A), 122, 123, 124 (rev A), 130, 131; (Prefix: 1910-P2-) 100, 110, 111, 112, 113, 120, 121, 122, 123, 124, 131, 132; Design and Access Statement (May 2020); Design development (dated September 2020); Coram Gregory House brief summary of the proposed demolition and construction works (prepared by G + V Contracts Ltd)

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:  
(Prefix: 1910-) 001, 002, 010, 011, 012, 014, 015; (Prefix: 1910-P1) 100, 110, 111, 112, 113, 120 (rev A), 121 (rev A), 122, 123, 124 (rev A), 130, 131;  
(Prefix: 1910-P2-) 100, 110, 111, 112, 113, 120, 121, 122, 123, 124, 131, 132;  
Design and Access Statement (May 2020); Design development (dated September 2020); Coram Gregory House brief summary of the proposed demolition and construction works (prepared by G + V Contracts Ltd)

Reason:

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

- 3 Before the development commences, details of secure and covered cycle storage area for 20 cycles 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 of any of the new units, 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.

- 4 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 5 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

b) 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).

c.) Full details of hard and soft landscaping to include surface treatment surrounding the building and trellis planting on the rear elevation.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application consists of two phases of extensions to Gregory House, a mid-century two-storey building currently used as office space associated with Coram services. The extensions have been designed as two phases that work both separately and together in order to respond to availability of funds.

The extended floorspace will accommodate spaces for young people to work and socialise in addition to a library, office space and a café at ground floor level.

The redevelopment of Gregory House is the last remaining element of a 2010 masterplan that aimed to identify areas of additional floorspace for Coram's expanding services whilst achieving comfortable densities across the site. It is noted that the demolition and rebuild of the Gregory House site benefits from planning permission under ref. 2013/5607/P. Given the permission has been implemented by way of the construction of the Queen Elizabeth II Centre, this element of the proposal could still be carried out.

Coram have opted for a more light touch approach, retaining and extending existing the building instead and developing in two phases so that the building can still be used throughout.

Phase one comprises a part one, part three front extension and includes a new ground floor entrance. A large glazed double height opening would integrate the first and second floors with the ground appearing as a more solid base. Phase two comprises an adjacent part one, part two storey front extension and effectively brings out the building line to meet phase one.

The proportions of the building, including the fenestration and spacing of brick piers at ground floor level, have been designed to relate to the QEII centre next door whilst the chosen material palette consists of a brick base in matching brickwork of the QEII centre with white rendered upper floors to provide a distinguishing contrast as desired by Coram. Landscaping works to the front involve a new paved threshold with surface finish to match that found elsewhere across the campus. The rear elevation of the building would incorporate trellis planting to improve and soften the view of the building as seen from St Georges Gardens. Details of facing materials and landscaping will be secured by condition.

The proposals sit within the envelope established by the extant permission in terms of height and depth and continues to sit lower than its neighbours. The

building is considered to have a comfortable relationship with its plot.

The proposal is considered to preserve the character and appearance of the 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 Short stay cycle parking would be provided for 14 bikes and long stay provision provided for up to 20 bikes, overall an over provision compared to policy. These spaces would be available for the whole campus. Full details would be secured by condition.

A Construction Management Plan is not required in this instance as the development could take place from within the campus, away from the public highway. Details on how the construction will be managed have been provided and reviewed by the Council's Transport officer who has confirmed the approach is acceptable.

By virtue of the nature of the works and distance from residential windows, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Originally, the Bloomsbury CAAC objected to the proposals on the grounds of impact on the listed St George's gardens behind; however, the applicant has worked with the CAAC to resolve their objection. Another comment received raised concerns over the design quality of the extensions which has been a key consideration in the assessment of the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, C1, C2, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.

- 5 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer