

Application ref: 2020/4212/P
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Date: 27 January 2021

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**12 and 12a St Giles Square
London
WC2H 8AP**

Proposal:

Installation of 2 entrance doors to west elevation and external louvres at second floor level (east elevation) to enable Class E use.

Drawing Nos: Design, Access and Heritage Statement & Schedule of Works prepared by MICA dated October 2020; Plant noise egress assessment, prepared by Sandy Brown dated 11 September 2020; Cover letter prepared by Gerald Eve dated 15 September 2020;

709-MICA-CH-00-DR-A-19010 PL1 Existing Ground Floor; 709-MICA-CH-00-DR-A-19015 PL1 Existing Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19110 PL2 Demolition Ground Floor; 709-MICA-CH-00-DR-A-19115 PL2 Demolition Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19210 PL2 Proposed Ground Floor; 709-MICA-CH-00-DR-A-19215 PL2 Proposed Reflected Ceiling Ground Floor Plan; 709-MICA-CH-02-DR-A-19012 PL1 Existing Second Floor; 709-MICA-CH-02-DR-A-19017 PL1 Existing Reflected Ceiling Second Floor Plan; 709-MICA-CH-02-DR-A-19112 PL2 Demolition Second Floor; 709-MICA-CH-02-DR-A-19212 PL2 Proposed Second Floor; 709-MICA-CH-ZZ-DR-A-19000 PL1 Site Location Plan; 709-MICA-CH-ZZ-DR-A-19011 PL1 Existing First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19016 PL1 Existing Reflected Ceiling First and First Mezzanine Floor Plan; 709-MICA-CH-ZZ-DR-A-19020 PL1 Existing Section CC and KK; 709-MICA-CH-ZZ-DR-A-19021 PL1 Existing Section EE and LL; 709-MICA-CH-ZZ-DR-A-19030 PL1

Existing East Elevation; 709-MICA-CH-ZZ-DR-A-19031 PL1 Existing West Elevation; 709-MICA-CH-ZZ-DR-A-19111 PL2 Demolition First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19116 PL2 Demolition Reflected Ceiling First and First Mezzanine Floor Plans; 709-MICA-CH-ZZ-DR-A-19120 PL2 Demolition Section CC and KK; 709-MICA-CH-ZZ-DR-A-19121 PL2 Demolition Section EE and LL; 709-MICA-CH-ZZ-DR-A-19130 PL1 Demolition East Elevation; 709-MICA-CH-ZZ-DR-A-19131 PL1 Demolition West Elevation; 709-MICA-CH-ZZ-DR-A-19211 PL2 Proposed First and First Mezzanine Floors; 709-MICA-CH-ZZ-DR-A-19216 PL2 Proposed Reflected Ceiling First and First Mezzanine Plans; 709-MICA-CH-ZZ-DR-A-19220 PL2 Proposed Section CC and KK; 709-MICA-CH-ZZ-DR-A-19221 PL2 Proposed Section EE and LL; 709-M

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 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:
Design, Access and Heritage Statement & Schedule of Works prepared by MICA dated October 2020; Plant noise egress assessment, prepared by Sandy Brown dated 11 September 2020; Cover letter prepared by Gerald Eve dated 15 September 2020;
709-MICA-CH-00-DR-A-19010 PL1 Existing Ground Floor; 709-MICA-CH-00-DR-A-19015 PL1 Existing Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19110 PL2 Demolition Ground Floor; 709-MICA-CH-00-DR-A-19115 PL2 Demolition Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19210 PL2 Proposed Ground Floor; 709-MICA-CH-00-DR-A-19215 PL2 Proposed Reflected Ceiling Ground Floor Plan; 709-MICA-CH-02-DR-A-19012 PL1 Existing Second Floor; 709-MICA-CH-02-DR-A-19017 PL1 Existing Reflected Ceiling Second Floor Plan; 709-MICA-CH-02-DR-A-19112 PL2 Demolition Second Floor; 709-MICA-CH-02-DR-A-19212 PL2 Proposed Second Floor; 709-MICA-CH-ZZ-DR-A-19000 PL1 Site Location Plan; 709-MICA-CH-ZZ-DR-A-19011 PL1 Existing First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19016 PL1 Existing Reflected Ceiling First and First Mezzanine Floor Plan; 709-MICA-CH-ZZ-DR-A-19020 PL1 Existing Section CC and KK; 709-MICA-CH-ZZ-DR-A-19021 PL1 Existing Section EE and LL; 709-

MICA-CH-ZZ-DR-A-19030 PL1 Existing East Elevation; 709-MICA-CH-ZZ-DR-A-19031 PL1 Existing West Elevation; 709-MICA-CH-ZZ-DR-A-19111 PL2 Demolition First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19116 PL2 Demolition Reflected Ceiling First and First Mezzanine Floor Plans; 709-MICA-CH-ZZ-DR-A-19120 PL2 Demolition Section CC and KK; 709-MICA-CH-ZZ-DR-A-19121 PL2 Demolition Section EE and LL; 709-MICA-CH-ZZ-DR-A-19130 PL1 Demolition East Elevation; 709-MICA-CH-ZZ-DR-A-19131 PL1 Demolition West Elevation; 709-MICA-CH-ZZ-DR-A-19211 PL2 Proposed First and First Mezzanine Floors; 709-MICA-CH-ZZ-DR-A-19216 PL2 Proposed Reflected Ceiling First and First Mezzanine Plans; 709-MICA-CH-ZZ-DR-A-19220 PL2 Proposed Section CC and KK; 709-MICA-CH-ZZ-DR-A-19221 PL2 Proposed Section EE and LL; 709-MICA-CH-ZZ-DR-A-19230 PL1 Proposed East Elevation; 709-MICA-CH-ZZ-DR-A-19231 PL1 Proposed West Elevation; 709-MICA-CH-ZZ-DR-A-19240 PL1 Proposed Glazed Units Details; ; 104180-PF-ZZ-00-SK-S-0003 01 Ground floor slab West facade upstand; 104180-PF-ZZ-01-SK-S-0002 02 First floor slab void infill; 104180-TN03 Technical Note

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 On commissioning the air handling units hereby approved and prior to the building being occupied, an acoustic report shall be submitted to and approved by the local planning authority in writing. The acoustic report shall assess compliance with the noise criteria outlined in Condition 4 to demonstrate adherence. Should additional mitigation be required, approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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.

Informative(s):

- 1 Reason for granting permission

The proposal involves the installation of 2 entrance doors to the west elevation and external louvres to the east elevation at second floor level. The new doors match the existing framing in materials, proportion and design and would not

harm the composition or appearance of the existing façade. The proposed louvres at second floor level have limited visibility and have been designed to match other 'louvred' parts of the building. The alterations would not harm the character and appearance of the listed building and conservation area.

The proposed alterations would not harm neighbouring amenity in terms of noise, loss of daylight or sunlight or loss of privacy. The proposed office fit-out includes the installation of replacement plant equipment (located in the Level 1 mezzanine plant room and the Level 2 plant room) as well as the insertion of an air intake vent. A noise report has been submitted which has been reviewed by the Council's Environmental Health officer. A noise condition would ensure that the plant does not breach the Council's noise thresholds. Given the location of some of the sensitive receptors, it is important to ensure that the specified mitigation would meet the Council's noise thresholds in a real world operation and this should be assessed prior to use to show compliance. This would be secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

- 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:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer