

Application ref: 2019/6319/P  
Contact: Nathaniel Young  
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Date: 11 February 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gilmore Hankey Kirke Ltd  
5 Port House  
Square Rigger Row  
Plantation Wharf  
London  
SW11 3TY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 South Square**  
**London**  
**WC1R 5ET**

Proposal: Excavation within existing vaults to form underground plant room adjacent front lightwell to south-west of Bencher's Entrance

Drawing Nos: 01.047, 01.048 Rev F, 01.049 Rev G, MSK10-2, DAS ref: HK 2252/3.1, S/400, 375B, 376B, Arboricultural Impact Assessment prepared by Gifford Tree Service, Environmental Noise Survey and Plant Noise Assessment Report ref: 27562/PNA1 Rev 1, Desk study & basement impact assessment report issue no.2 dated November 2020.

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: 01.047, 01.048 Rev F, 01.049 Rev G, MSK10-2, DAS ref: HK 2252/3.1, S/400, 375B, 376B, Arboricultural Impact Assessment prepared by Gifford Tree Service, Environmental Noise Survey and Plant Noise Assessment Report ref: 27562/PNA1 Rev 1, Desk study & basement impact assessment report issue no.2 dated November 2020.

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

- 3 The development hereby approved shall be carried out strictly in accordance with the methodologies and recommendations of the Basement Impact Assessment (Desk study & basement impact assessment report issue no.2 dated November 2020) and other supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 13/02/2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist as detailed in the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first use, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the adjoining premises and surrounding area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden

Informative(s):

1 Reasons for granting permission:

The proposed works would be entirely subterranean in nature and would not form a visually obtrusive feature. As such, the character and appearance of conservation area would remain preserved.

The submitted Basement Impact Assessment (BIA) has been independently reviewed by Campbell Reith engineering consultants who confirm the proposal would be in accordance with CPG guidelines. Compliance with the submitted BIA is secured by way of a condition.

It is not considered there would be any significant detrimental impact to residential amenity. The works would be subterranean in nature and as such would not cause harm to light or outlook. The submitted noise impact assessment has been reviewed by the Council's environmental health team who confirm that the proposal would be acceptable subject to conditions restricting noise emission levels and ensuring anti-vibration measures are installed.

The submitted arboricultural impact assessment has been reviewed by the Council's tree officer who confirmed that the proposal is acceptable subject to a condition ensuring tree protection measures are installed and working practices adopted in accordance with the submitted information.

The works would be located in a private square where construction vehicles would be able to load and unload without causing disruption to traffic or damage to the public highway. As such it is not considered that there would be any significant transport impact.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has 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, A2, A3, A4, A5, T1, T2 and CC3 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the Publication London Plan (2020) and National Planning Policy Framework (2019).

- 2 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.

- 3 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.

- 4 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).

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