

Application ref: 2020/0802/P
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Development Management
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London Borough of Camden
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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Diorama
18 Park Square East
London
NW1 4LH

Proposal:

Change of use of building from institutional use (sui generis) to be used as Offices (Class B1), extension at roof level to provide new third floor with roof terrace above, internal subdivision, infilling, refurbishment and associated works.

Drawing Nos: Existing Drawings: P_00; E_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_15; E_17; E_19; E_20; E_21; E_27; E_28.

Demolition Drawings: D_000; D_01B; D_02B; D_03B; D_04A; D_05; D_06; D_10; D_11; D_15; D_17; D_19; D_20B; D_21A; D_27; D_28.

Proposed Drawings: P_000; P_01B; P_02E; P_03B; P_04A; P_05B; P_06C; P_07C; P_10A; P_11A; P_15B; P_17A; P_19B; P_20D; P_21B; P_27A; P_28A, P_30, P_31, P_32, P_33, P_34A, R_01, R_02, R_03, R_04, R_05.

Supporting Documents: Covering letter dated 14/02/2020; Design & Access Statement dated April 2020; Planning Statement dated February 2020; Heritage Statement dated February 2020; Transport Statement v1.3 dated 24/02/2020; Framework Commercial Travel Plan v1.1 dated 24/04/2020; Construction Management Plan pro forma; Acoustic

Assessment Rev 2 dated 15/04/2020; Daylight and Sunlight Report dated 14/02/2020; Basement Impact Assessment (May 2020 Rev 2); Geotechnical Report on Ground Investigation; Phase 1 Preliminary Assessment; Construction Method Statement Rev P2 dated 12 May 2020; Structural Drawings file; Flood Risk Assessment Rev C; Archaeological Desk-based Assessment; Energy and Sustainability Statement Rev F dated 19/05/2020; Air Quality Neutral Assessment Rev B dated 14/02/2020; Air Quality Assessment Rev A dated 19/05/2020; Construction Dust Risk Assessment Rev B dated 14/02/2020; Stage 2 - Outline Fire Safety Strategy Report Rev A dated 14/02/2020; Statement of Community Involvement dated February 2020; Photographic Survey dated January 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 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 policy D1 [and D2 if in CA] 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:

Existing Drawings: P_00; E_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_15; E_17; E_19; E_20; E_21; E_27; E_28.

Demolition Drawings: D_000; D_01B; D_02B; D_03B; D_04A; D_05; D_06; D_10; D_11; D_15; D_17; D_19; D_20B; D_21A; D_27; D_28.

Proposed Drawings: P_000; P_01B; P_02E; P_03B; P_04A; P_05B; P_06C; P_07C; P_10A; P_11A; P_15B; P_17A; P_19B; P_20D; P_21B; P_27A; P_28A, P_30, P_31, P_32, P_33, P_34A, R_01, R_02, R_03, R_04, R_05.

Supporting Documents: Covering letter dated 14/02/2020; Design & Access Statement dated April 2020; Planning Statement dated February 2020; Heritage Statement dated February 2020; Transport Statement v1.3 dated 24/02/2020; Framework Commercial Travel Plan v1.1 dated 24/04/2020; Construction Management Plan pro forma; Acoustic Assessment Rev 2 dated 15/04/2020; Daylight and Sunlight Report dated 14/02/2020; Basement Impact Assessment (May 2020 Rev 2); Geotechnical Report on Ground Investigation;

Phase 1 Preliminary Assessment; Construction Method Statement Rev P2 dated 12 May 2020; Structural Drawings file; Flood Risk Assessment Rev C; Archaeological Desk-based Assessment; Energy and Sustainability Statement Rev F dated 19/05/2020; Air Quality Neutral Assessment Rev B dated 14/02/2020; Air Quality Assessment Rev A dated 19/05/2020; Construction Dust Risk Assessment Rev B dated 14/02/2020; Stage 2 - Outline Fire Safety Strategy Report Rev A dated 14/02/2020; Statement of Community Involvement dated February 2020; Photographic Survey dated January 2020.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 Details of Mechanical Plant Noise

Prior to relevant works, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. 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, 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. 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. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/ equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

- 6 Plant Mitigation

Prior to the relevant works, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant/equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/ equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

7 Waste storage

Prior to the occupation of the development, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

8 Use of roof terrace

The approved roof terrace shall be used for employment uses (B1) only, and shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking and disturbance of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

9 Detailed landscape plan

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The submission to include details of:

- a) full details of the roof terrace and landscaping
- b) screening of roof terrace
- c) details of a package of biodiversity enhancements (an ecological enhancement strategy, including measures (subject to feasibility) such as insect hotels, bio solar roof, night-scented native plants, green walls, blue roof, water conservation items, living roof)
- d) a maintenance plan for a minimum of 3 years

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

The development shall not be occupied until such time as the works have been completed in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme and to ensure the development undertakes reasonable measures to take account of biodiversity in accordance with the requirements of Policies G1, CC1, CC2, CC3, CC4, D1, D2, A3 and A1 of the Camden Local Plan 2017.

10 Cycle parking

Prior to the first occupation of the building, the bicycle parking shall be provided in accordance with the Transport Assessment and submitted drawings hereby approved. A total of 50 (including 2 accessible spaces within the ground floor of the application building) long stay cycle parking spaces and 8 short stay cycle parking spaces must be provided prior to the full occupation of the development, along with the end of journey facilities. Details of the 48 stands secured within the Which? Building, including detailed plans and details of the lease agreement with the landlord of the building, along with a management strategy, should be submitted to the local planning authority prior to the occupation of the development.

The facilities as implemented shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

11 Details, Materials and Samples

Prior to the relevant works, 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 and canopies
- b) Typical plan, elevation and section drawings of balustrading to roof terrace;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority);

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 for the relevant building. All other 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: In order to safeguard the special architectural and historic interest of the proposed retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

12 Protection of trees

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 D1 and A3 of the Camden Local Plan 2017.

13 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

14 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: In order to safeguard the special architectural and historic interest of the retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

15 Land Contamination

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA), a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A) A site investigation scheme based on the Phase 1 Preliminary Risk Assessment Version 2 by CET to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

B) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

C) A verification plan demonstrating the works set out in the remediation strategy have been undertaken.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

16 Air Quality Monitoring

No development shall take place until air quality monitoring has been implemented on-site, and until the submission of the following:

a) Prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b) Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

17 Construction machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

18 Basement Engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

19 Drainage strategy

Prior to commencement of development, full details of the sustainable drainage system including 47 m² attenuation and hydro-brake, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority. An updated drainage statement, SuDS pro-forma and supporting evidence should be included:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies

Informative(s):

- 1 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).

- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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