

Application ref: 2020/4823/P
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Date: 4 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

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 Griffin Building
83 Clerkenwell Road
London
EC1R 5AR**

Proposal:

Erection of rear extension to office building. External alterations including new entrance on Hatton Garden elevation, alterations to plinths to existing railings, staircase to front lightwell, dropping cills of windows and alteration to door at lower ground floor, louvres to existing rear extension; creation of new roof terraces and associated access; installation of roof plant with enclosure.

Drawing Nos: Energy Strategy REF. P1683-ENE-01, Noise Impact Assessment ref. AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020,

Site Location Plan, ref: 659-00-010 P1, Existing Lower Ground Floor Plan, ref: 659-EX-099 P1, Existing Ground Floor Plan, ref: 659-EX-100 P1, Existing First Floor Plan, ref: 659-EX-101 P1, Existing Second Floor Plan, ref: 659-EX-102 P1, Existing Third Floor Plan, ref: 659-EX-103 P1, Existing Roof Plan, ref: 659-EX-104 P1, Existing Section AA, ref: 659-EX-200 P1, Existing Section BB, ref: 659-EX-201 P1, Existing Elevation Clerkenwell Road, ref: 659-EX-300 P1, Existing Elevation Hatton Garden, ref: 659-EX-301 P1, Existing Rear Elevations, ref: 659-EX-302 P1

Proposed Lower Ground Floor Plan, ref: 659-PL-099 P2, Proposed Ground Floor Plan, ref: 659-PL-100 P2, Proposed First Floor Plan, ref: 659-PL-101 P1, Proposed Second Floor Plan, 659-PL-102 P1, Proposed Third Floor Plan, ref: 659-PL-103 P2, Proposed

Fourth Floor Plan, ref: 659-PL-104 P2, Proposed Roof Plan, ref: 659-PL-105 P1, Proposed Section AA, ref: 659-PL-200 P1, Proposed Section BB, ref: 659-PL-201 P1, Proposed Ground Floor Extension Section, ref: 659-PL-202 P1, Hatton Garden Section, ref: 659-PL-203 P1, Proposed Elevation Clerkenwell Road, ref: 659-PL-300 P1, Proposed Elevation Hatton Garden, ref: 659-PL-301 P1, Proposed Rear Elevations, ref: 659-PL-302 P1

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-
Energy Strategy REF. P1683-ENE-01, Noise Impact Assessment ref. AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020,
Site Location Plan, ref: 659-00-010 P1, Existing Lower Ground Floor Plan, ref: 659-EX-099 P1, Existing Ground Floor Plan, ref: 659-EX-100 P1, Existing First Floor Plan, ref: 659-EX-101 P1, Existing Second Floor Plan, ref: 659-EX-102 P1, Existing Third Floor Plan, ref: 659-EX-103 P1, Existing Roof Plan, ref: 659-EX-104 P1, Existing Section AA, ref: 659-EX-200 P1, Existing Section BB, ref: 659-EX-201 P1, Existing Elevation Clerkenwell Road, ref: 659-EX-300 P1, Existing Elevation Hatton Garden, ref: 659-EX-301 P1, Existing Rear Elevations, ref: 659-EX-302 P1
Proposed Lower Ground Floor Plan, ref: 659-PL-099 P2, Proposed Ground Floor Plan, ref: 659-PL-100 P2, Proposed First Floor Plan, ref: 659-PL-101 P1, Proposed Second Floor Plan, 659-PL-102 P1, Proposed Third Floor Plan, ref: 659-PL-103 P2, Proposed Fourth Floor Plan, ref: 659-PL-104 P2, Proposed Roof Plan, ref: 659-PL-105 P1, Proposed Section AA, ref: 659-PL-200 P1, Proposed Section BB, ref: 659-PL-201 P1, Proposed Ground Floor Extension Section, ref: 659-PL-202 P1, Hatton Garden Section, ref: 659-PL-203 P1, Proposed Elevation Clerkenwell Road, ref: 659-PL-300 P1, Proposed Elevation Hatton Garden, ref: 659-PL-301 P1, Proposed Rear Elevations, ref: 659-PL-302 P1

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

- 4 The secure and covered cycle storage area for 38 cycles, as shown on the Lower Ground Floor Plan ref: 659-PL-099 P2, shall be provided in its entirety prior to the use of the refurbished office 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.

- 5 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.

- 6 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the recommendations of the acoustic report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

- 7 The proposed roof terraces at third and fourth floor shall only be used between 9:00am and 8:00pm daily.

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 Reasons for granting permission:

The following elements of the scheme were assessed and approved under the extant permission ref. 2020/2795/P dated 06/10/2020- alterations to ground floor entrance and basement windows on Hatton Garden elevation; provision of staircase to front lightwell and creation of door from window at lower ground floor on Clerkenwell elevation; creation of roof terrace and associated access at roof level and installation of plant equipment with enclosure at roof level. The current application now also includes a large rear extension with an additional terrace area, extended hours of use of the terraces, some minor alterations to the approved roof plan, alterations to the plinth of the railings to the front and

installation of louvres to the existing non-original rear elevation.

The proposed rear extensions are located to the rear and front onto a private shared courtyard and are part 1 and part 3 storeys in height. The extensions would be constructed in stock brick with new metal windows with red brick headers. The scale and height of the proposed extensions are subservient to the host building. The use of stock brick and red brick header courses helps respond to the existing building. There would be a set back ground floor element with a curved treatment to reduce the sense of bulk at ground floor and provide visual interest. In the context of the rear yard, the proposed extensions relate to the established character and appearance. The rear elevations would not be visible from public view. Overall the extensions would not harm the character and appearance of the host building or conservation area.

The proposed louvres to the rear elevation are of modest proportions and would have little or no impact on the character and appearance of the building or wider conservation area. The reduction in height of the plinth for the railings to the Hatton Garden elevation is a welcome enhancement to the building. This would reduce the sense of a defensive boundary treatment and allow the elevation to be better appreciated from the street.

The flats at the upper floors of Black Bull Yard are located at a higher level than the roof terraces and owing to the orientation of the terrace and the location of the flats' windows, both terraces are not considered to cause harmful overlooking. The terraces at both third and fourth floor are now proposed to be used from hours 9am to 8pm daily, rather than 8am-6pm as per the previous approval. The proposed extended use is acceptable by reason of the surrounding commercial uses. A condition is imposed to secure these operational hours.

The increased rear building line would allow sufficient footway width within the private courtyard and would not lead to an undue sense of enclosure to this space. The majority of the surrounding buildings are in commercial use, with the closest residential properties at 14 and 16 Hatton Wall, Black Bull Court and at the fourth and fifth floor levels of Black Bull Yard. The application is supported by a daylight and sunlight report which shows that there would be full compliance with BRE Guidelines with no neighbouring residential window experiencing a change in VSC in excess of 20%. Therefore the proposed development will not result in any material loss of daylight or sunlight received by existing neighbouring residential premises. With regard to the potential for overlooking, there are no windows proposed which directly look towards residential properties.

- 2 The Council's Environmental Health Officer has confirmed that the plant equipment would comply with the Council's noise criteria, provided the acoustic screen is installed as a mitigation measure as recommended by the submitted acoustic report. Conditions are imposed to ensure the plant is suitably attenuated and does not exceed maximum noise levels to protect residential amenity.

The proposals include the provision of a large cycle store within the basement,

which is welcomed as no cycle parking is currently provided. This is secured via a condition. The site is located within a Construction Management Plan Priority Area and the Council's Transport Officer has confirmed that the extent of the demolition and rebuilding for the rear extension would require a Construction Management Plan, to be secured via a S106 legal agreement.

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.

No objections have been received prior to making this decision. 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 A1, A4, C6, CC2, T1, 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 2019.

- 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

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

Daniel Pope
Chief Planning Officer