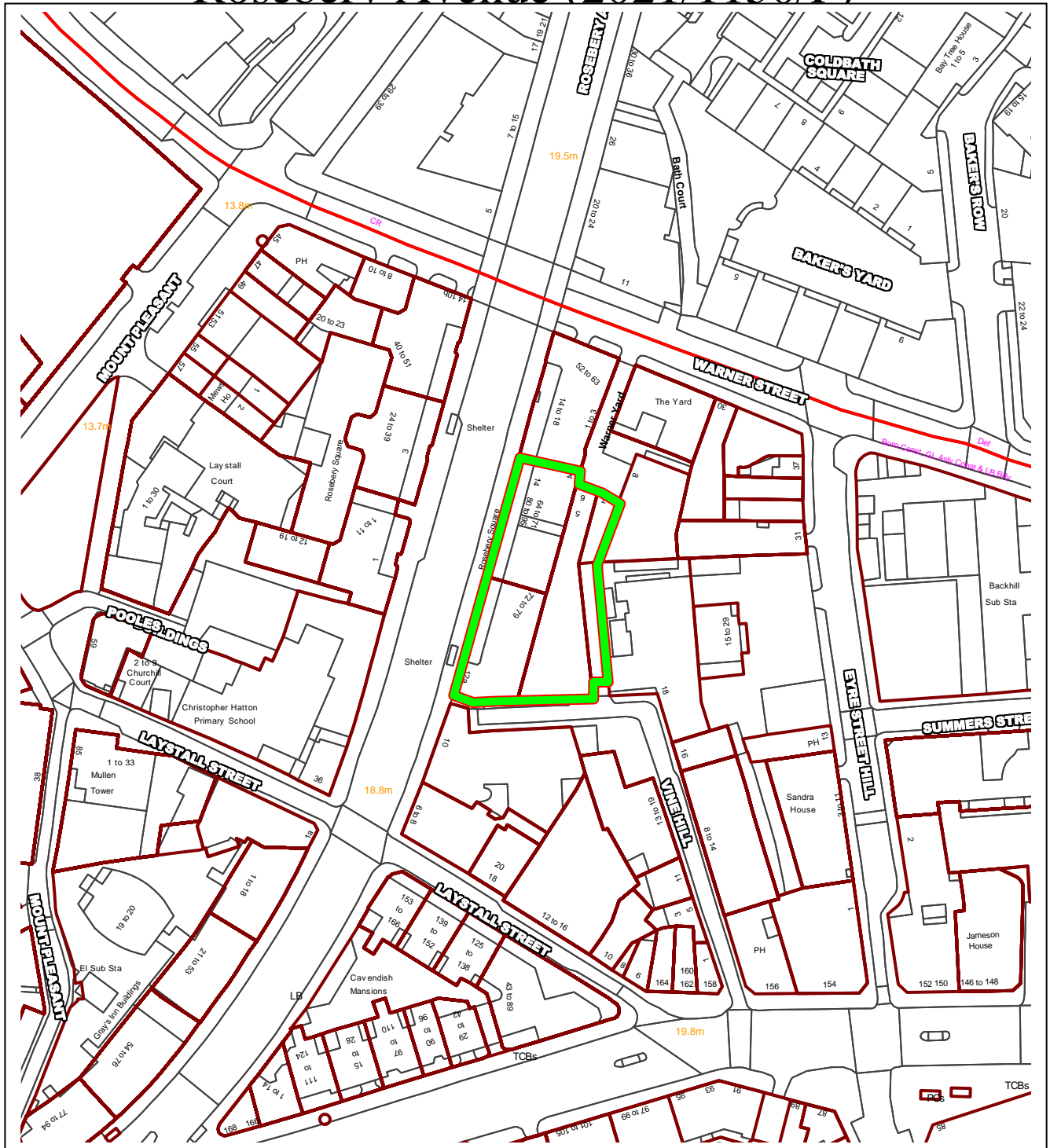


22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue (2021/1150/P)



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22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue (2021/1150/P)

SITE PHOTOS / VISUALS

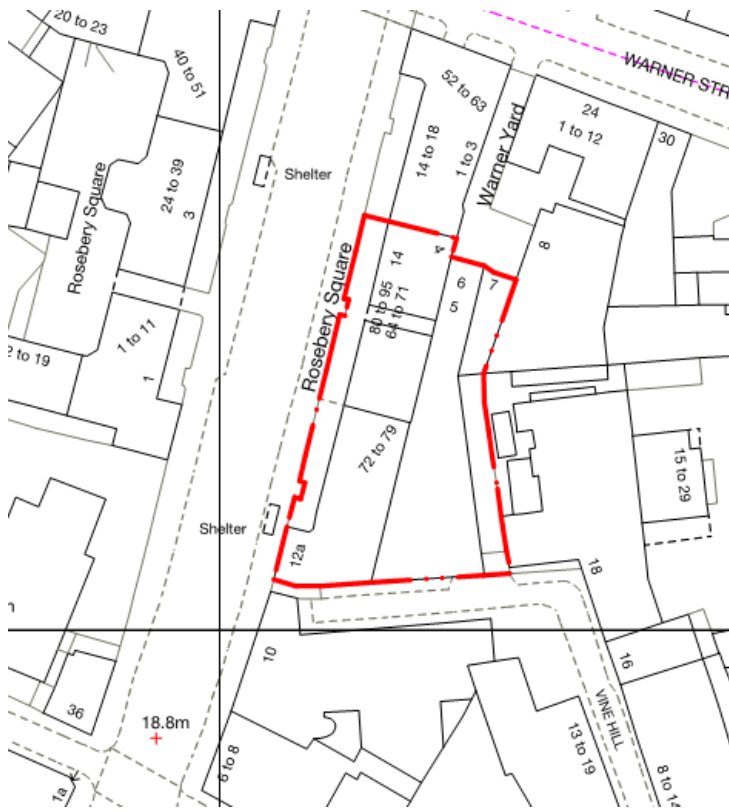


Photo 1: Site location plan



Photo 2: Ariel view of the application site (shaded in blue)

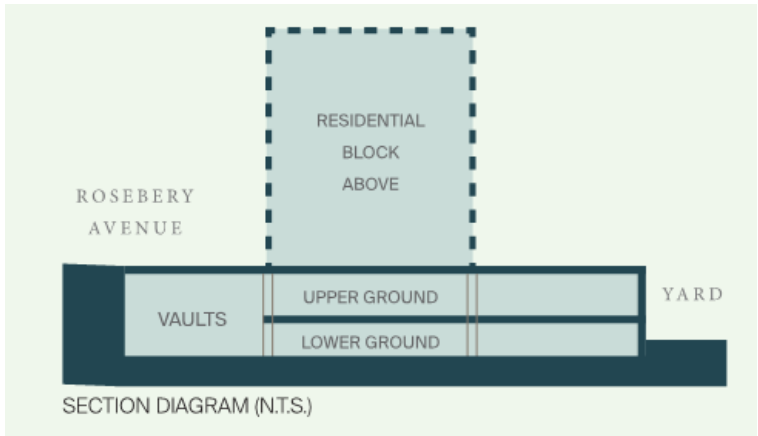


Photo 3: Diagrammatical section showing the location of the uses within the building



Photo 4: Front elevation of Rosebery Square showing existing lightwells



Photo 5: Photos of the site from Vine Hill, Warner Street and from rear courtyard



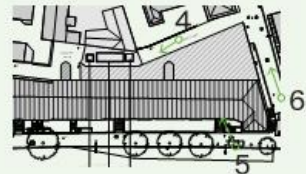
4. Inside the courtyard



5. Rosebery Avenue



6. Vine Hill looking East



BUCKLEY GRAY YEOMAN

Photo 6: Photos of the site from inside the site, Rosebery Avenue and views down Vine Hill



Existing Approach



Proposed Approach

Photo 7: Visual image of the existing and proposed Vine Hill entrance

Delegated Report		Analysis sheet	Expiry Date:	07/05/2021
(Members Briefing)		N/A / attached	Consultation Expiry Date:	06/05/2021
Officer			Application Number(s)	
Elaine Quigley			2021/1150/P	
Application Address			Drawing Numbers	
22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue, London EC1R 5DZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
External alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 no. air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p data-bbox="422 421 1428 481">1 letter of objection received from resident at Flat 69, Rosebery Square East, Rosebery Avenue raising the following concerns:</p> <p data-bbox="422 517 805 548">Consultation – Site notices</p> <p data-bbox="422 553 1492 613">Few people know about the proposal as one of the 2 site notices outside the main entrance to Rosebery Square East was removed some time ago.</p> <p data-bbox="422 651 1324 683"><u>Officer's response: See para 6.1 in the section headed Other Issues</u></p> <p data-bbox="422 719 805 750">Amenity – Noise from plant</p> <p data-bbox="422 754 1500 987">The proposed new plant on the roof of Warner Yard is about 5 metres horizontally, or less, from the nearest windows in Rosebery Sq East, not 12 metres as in the Environmental Noise Survey. The location of the plant is directly in front of and beneath the living rooms and bedrooms of flats 64-71, according to the drawings, separated by a 3 m wide deck. The new plant to be placed at the side of Warner yard is similarly beneath the bedrooms of numbers 65.67. 69.71 and close to 72, 74, 76, 78. We have no secondary glazing here.</p> <p data-bbox="422 1023 1364 1055"><u>Officer's response: See paras 4.6 to 4.8 in the section headed Amenity</u></p> <p data-bbox="422 1090 1516 1288">Residents need assurances that the noise levels will not be increased by this new plant. It is already quite noisy from plant, air conditioning and ventilation in the local area and makes it difficult to open windows for natural ventilation. Ideally the plant should be switched off at night. when the buildings are empty. There should be no increase in noise levels which would be very unpleasant to live with, and a risk to health and well being. It will also affect the outside space for all the tenants.</p> <p data-bbox="422 1323 1364 1355"><u>Officer's response: See paras 4.6 to 4.8 in the section headed Amenity</u></p> <p data-bbox="422 1391 1516 1556">If there is any increase in noise the air con units should be re-sited where they will not affect resident's ability to open our windows, sleep at night, or use our garden space. There are approx. 48 flats here and the well-being of about 100 people is at stake, with 16 flats very affected by virtue of the air-conditioners being very close to our windows.</p> <p data-bbox="422 1592 1364 1624"><u>Officer's response: See paras 4.6 to 4.8 in the section headed Amenity</u></p> <p data-bbox="422 1659 774 1691">Amenity - Light pollution</p> <p data-bbox="422 1695 1508 1794">Increase in ambient light from the new roof lights. Residents already experience very high levels of light pollution and an increase will be difficult to deal with, so we hope this will be kept to a minimum.</p> <p data-bbox="422 1830 1268 1861"><u>Officer's response: See para 4.3 in the section headed Amenity</u></p> <p data-bbox="422 1919 869 1951">Construction management plan</p> <p data-bbox="422 1955 1444 2063">Residents should be consulted on a Construction Management Plan (CMP) to minimise noise and disruption during the build and bearing in mind that a high number of vulnerable people live in this block.</p> <p data-bbox="422 2098 1284 2130"><u>Officer's response: See para 5.1 in the section headed Transport</u></p>					

**Rosebery Square
Residents and Tenants
Association comments:**

Rosebery Square East Residents Association – objection

Noise

Already experience constant noise from the businesses in Warner Yard. Another 4 air conditioning units on top of the roof of no. 7 Warner Yard is inhumane and against any Health and Environmental norms. The location of the air conditioning units should be reconsidered when making the decision.

Officer's response: See paras 4.6 to 4.8 in the section headed Amenity

Site Description

The site is located on the east side of Rosebery Avenue, with Vine Hill to the south and Warner Yard to the north and comprises a part four storey, part 2 storey, part single storey building with basement accommodation. The building is occupied by commercial office uses on the lower ground and upper ground floor levels of the Edwardian purpose built block of residential flats on the upper floors. The application site relates to the offices at lower ground and upper ground floor levels.

The building is not a listed building. The site is within the Hatton Garden Conservation Area. The building is identified as being a positive contributor to the conservation area.

Due to the topography of the site the office accommodation at basement level when viewed from Rosebery Avenue is at lower and upper ground floor levels when viewed from Warner Yard. There is an existing courtyard area at the rear of the site that is accessed from Vine Hill

The site has a Public Transport Accessibility Level (PTAL) rating of 6b which is the highest PTAL level, demonstrating the site has excellent access to public transport. There are 2 bus stops outside the site on Rosebery Avenue and is in close proximity to Farringdon Station.

Relevant History

Application site

Certificate of lawfulness for existing use was **granted** (ref 2018/6275/P) on 08/03/2019 for use of the basement and ground floor levels for B1 purposes

Neighbouring sites

Ragged School, 18 Vine Hill and 15-29 Eyre Street Hill

Planning permission was **granted** (ref 2018/6016/P) on 02/01/2020 for erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), excavation works to enlarge the lower ground floor level and create a lift pitt, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works.

Relevant policies

NPPF 2021

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and car-free development

T2 Parking and car-free development

T3 Transport infrastructure

Supplementary Planning Policies

Amenity CPG 2021

Design CPG 2021

Transport CPG 2021

Hatton Garden Conservation Area Statement 2017

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the following works:

- Replacement of existing 2 no. rooflights on the single storey extension at the rear of the building fronting Warner Yard measuring 6.4 sq. m (in total) with 1 no. new rooflight measuring 10.4 sq. m on the roof of 7 Warner Yard and lowering of the rectangular raised platform within the roof to unify the roof level;
- Removal of approx. 7 air conditioning units on the rear wall of the 2 storey rear extension fronting onto the courtyard and roof of no. 7 Warner Yard and installation of 4 new air conditioning units on the roof of 7 Warner Yard with timber clad enclosure measuring approximately 2m in height;
- Installation of 1 no. double height air conditioning unit with associated timber enclosure within the courtyard
- Creation of new level double height glazed entrance on Vine Hill by lowering the internal floor slab level of the upper ground floor by 1.2m and refurbishment of existing entrance to Warner Yard and new entrance reception at Warner Yard;
- Enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations and installation of new metal framed crittal style windows in 'cotswold green' colour
- Removal of white render and reinstatement of the existing brickwork
- Infilling of 2 no. lightwells and installation of 7 no. pavement lights fronting Rosebery Avenue to create 25 sq. m of new office floorspace;
- Creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works including integrated seating areas.

Revisions

1.2 The proposal has been revised during the course of the application to amend / remove the following:

- Removal of raised pavement rooflights fronting onto Rosebery Avenue
- Removal of extended pavement on Vine Hill to cover the new entrance to Vine Hill reception area

2.0 ASSESSMENT

2.1 The principal planning considerations are considered to be the following:

- Design and Heritage
- Neighbouring amenity
- Access

3.0 DESIGN AND HERITAGE

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Replacement windows and new entrance

3.2 The proposal would include a number of alterations to the existing facades of the building on the upper and lower ground floor levels fronting onto Vine Hill and the enclosed rear courtyard that is accessed from Vine Hill as well as Warner Yard to the north. The enlargement of the existing lower and upper ground floor openings with installation of new metal framed crittal style windows would not harm the character or appearance of the building. It would allow additional natural light into the lower floors of the building and would maintain the industrial style to the existing rear extension. The new double height entrance would clearly mark the entrance to the office uses from Vine Hill. There appears to have been an existing larger door / window opening that has been filled in historically and the proposal would instate this opening. The choice of metal crittal style windows and door openings is welcomed on this part of the building and the colour would lighten its appearance. These works are an improvement to the building appearance and would be considered acceptable.

Rooflights (roof of no. 7 Warner Yard)

3.3 There are 2 no. existing rooflights on the roof of the single storey rear extension at no. 7 Warner Yard that forms part of the application site. They include 2 smaller rooflights measuring 3.6 sq. m each and a larger rectangular raised covered platform within the roof measuring approx. 17 sq. m. The existing rooflights are approximately 1.7m from the main rear elevation of the two storey rear extension that fronts onto the courtyard area. The proposed new rooflight would be larger in area at 10.4 sq. m than the existing rooflights but would be located closer to the rear elevation of the main part of the building. Its dimensions would ensure that the majority of the solid roof would be retained and would not harm the character or appearance building.

Air conditioning units

3.4 There are approximately 7 air conditioning units located on the rear wall of the 2 storey rear extension fronting onto the courtyard including 4 on the roof of no. 7 Warner Yard. There is no planning history associated with these units and they appear to have been in place for some time. The proposal would include the removal of the existing air conditioning units and installation of 4 new air conditioning units on the roof of 7 Warner Yard with timber clad enclosure measuring approximately 2m in height. It would also include the installation of 4 no. double height air conditioning units with associated timber enclosure within the northern part of the courtyard. The proposal would help rationalise the existing sporadic locations of the air conditioning units into 2 locations. The units on the roof of no. 7 Warner Yard would be screened by a timber clad enclosures / screens that measure 2m in height and the units at the northern part of the courtyard would be screened by a high timber screen. This screen would be set back 27m from Vine Hill entrance and would be partially screened by the new gates. Details of the screen have not been provided and a condition would be attached requiring these to be submitted to the Council. It is not clear where the enclosure on the roof of no. 7 Warner Yard would be located in relation to the parapet that surrounds it. It would be preferable to set the timber screen behind the parapet to minimise its visibility from neighbouring private vantage points. A condition would be attached requiring details of the enclosure to be submitted to ensure that it is in the appropriate location on the roof and within the courtyard area. The courtyard area is enclosed by buildings including no. 8 Warner Yard (Ragged School office building) and views of the air conditioning units would be mainly screened from any public vantage point by the proposed timber screens. Its impact on the conservation area is therefore considered acceptable.

Landscaping of the courtyard area

3.5 Within the rear courtyard it is proposed to create new cycle parking spaces, landscaping of the courtyard and other minor works including integrated seating areas. The 3 no. cycle stores and 1 no. refuse store areas would be screened by 2.5m timber clad screens. The screening of the bike and bin stores is welcomed and the choice of timber screens would not harm the character or appearance of the area. A condition would be attached seeking details of the all facing materials including the timber screens to ensure the use of high quality materials.

3.6 There is an existing modular metal gate comprising a metal pole that restricts access into the existing courtyard area at the rear of the site. A new gate is proposed to be installed at the entrance to the courtyard. The proposed elevation drawings suggest the use of timber to match the cycle and bin enclosure areas. Due to the historic nature of the street metal gates would be considered more appropriate. A condition would be attached requiring details of the gate to be submitted and approved by the Council.

Works to the front forecourt area

3.7 There are 2 no. existing lightwells at the northern and southern part of the building fronting onto Rosebery Avenue that provides access into the offices at lower ground floor level at no. 14 and no. 12 Rosebery Avenue respectively. The proposal would include the infilling of these lightwells to create additional floorspace for the office occupiers at lower ground floor level. The majority of the front area of the block is covered in hard surfaced area including concrete and brickwork with no lightwell openings so the loss of the lightwells would not harm this part of the building nor the character or appearance of this part of the conservation area. The treatment of the ground floor would match the existing creating a more consistent / uniform appearance and would be considered acceptable.

3.8 The proposal originally included 2 no. raised pavement rooflights within the hard surfaced area fronting onto Rosebery Avenue where the bins for the residential flats are currently stored. These raised dome style rooflights were not considered appropriate to the character of the building and were subsequently removed from the proposal. Pavement lights that are flush with the ground level are proposed to be installed to provide more light into the office areas that front onto Rosebery Avenue within the vaults below. Concerns were raised about the design of the pavement lights with concrete finish and small circular lights as it was considered to be characterless and unsuited to the conservation area. The options to include a warmer-toned more textured alternative has been discussed with the applicant and a condition would be attached to any permission to ensure that this is fully explored with options presented to the Council to secure the use of high quality materials that are reflective of the character or the area.

3.9 The area to the front of the entrance stairs to the residential flats is used in an informal way to house wheelie bins. The proposal would include the creation of designated bin store areas adjacent to the main entrances that would be enclosed by railings to match the existing railings to the Rosebery Avenue frontage. This would improve the appearance of this area and would be considered acceptable.

3.10 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 AMENITY

4.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

Daylight, sunlight and outlook

4.2 The air conditioning units and associated screens would be set away from the main rear elevation of the residential windows on the rear elevation of building by between 4.3m and 6.3m however this would appear greater given the slope of the land. They would be set down 3.2m below the railings that encloses the external community space associated with the residential flats above. The air conditioning units and associated screens would not have an impact on the outlook, daylight or sunlight of the neighbouring residential properties including the flats within the upper floors of the building.

4.3 The new rooflights in the roof of single storey extension at no. 7 Warner Yard would be located closer to the rear elevation of the two storey rear extension. Due to the site topography that slopes down from west to east and the fact that the two storey rear extension partially screens views of the roof of the single storey rear extension from the residential window openings on the rear elevation of the building, it is considered that the new rooflights would not result in harmful lightspill to the residential windows in the flats within Rosebery Square East.

4.4 The new cycle parking and bin store areas within the courtyard have been designed to be positioned adjacent to the brick wall of the Ragged School building and would not harm the outlook or daylight into the window openings of the office building at lower ground floor level.

4.5 The other works to the front of the building would not result in loss of daylight or sunlight or outlook to the amenity of the residential flats above and would be considered acceptable.

Noise

4.6 Concerns have been raised by local residents of the upper floor flats in Rosebery Square East about the noise associated with the new air conditioning units.

4.7 A noise report has been submitted to support the application. It recommends that the plant is housed in an enclosure to mitigate the noise impact. The assessment indicates that the proposed plant, in conjunction with the proposed mitigation measures should be capable of achieving the proposed environmental noise criteria at the nearest noise sensitive residential window.

4.8 The Council's Environmental Health officer has assessed the proposed installation with the proximity to residential windows in mind and confirms the units would comfortably comply with WHO (World Health Organisation) guidelines which advises that outdoor sound pressure level should not exceed 50 dB LAeq. Two conditions will require compliance with the Council's noise limits and require anti-vibration isolators to be installed prior to use. With these conditions in place, it is not considered there would be an adverse impact on the adjacent residential occupiers.

5.0 TRANSPORT

Construction management plan (CMP)

5.1 Due to the size of the proposal and nature of the works a construction management plan would not be required. Whilst there is a bus stop located outside the site on Roseberry Avenue, there are a number of parking bays to the north which can be suspended to enable deliveries and for the storage of waste in skips. Both of these are subject to a separate licensing and fee scheme, as is any hoarding that may be required along Roseberry Avenue and Vine Hill.

Cycle parking

5.2 Due to the modest uplift in floor space there would be no requirement to provide cycle parking spaces as part of the proposal. There are no existing dedicated cycle parking spaces associated with the existing office use. The proposal would create 18 new cycle spaces in 3 separate enclosures in the courtyard area at the rear. Due to the neighbouring property (Ragged School) having a right of access across the courtyard the size of the space is restricted. It is not possible to provide josta stands due to the constraints of this part of the site the stands would be vertical stands. Given that there is no requirement to provide cycle parking spaces and the fact that there are no cycle parking spaces available on site for the existing officer users the creation of 18

new cycle spaces is welcomed. Transport officers have reviewed the information and have accepted the increased number of cycle parking spaces providing a condition would be attached to any permission to ensure that the provision of cycle parking spaces is secured.

Alterations to the pavement

5.3 The original application included extending the pavement towards the courtyard entrance on Vine Hill. Following discussions with Transport officers it was considered that there was no advantage in terms of level access into the building and this element of the scheme has now been removed from the proposal.

New gates

5.4 New gates would be installed to the court yard area. Concerns were raised regarding the location of the gates as they would be recessed back 3.1m from Vine Hill and could result in possible anti-social behaviour. An option to relocate the gates adjacent to the building line was explored however the applicant confirmed that the land is outside of their ownership and is therefore outside of the applicant's control.

6.0 OTHER ISSUES

Consultation

6.1 Concerns have been raised by a local resident that other local residents may not have been aware of the application following the removal of site notices. The Council's statement of community involvement (SCI) requires the display of a site notice and advertisement of the development in a press notice for this type of development. In line with the Council's statutory requirements site notices were displayed around the site from 30/04/2021 including 22-26 Vine Hill, The Yard, Warner Street and 59-95 Rosebery Square. A press notice was also advertised in the Ham and High from 29/04/2021 to 06/05/2021. Unfortunately it is not possible for the Council to reinstate site notices that have been removed by third parties.

7.0 RECOMMENDATION

7.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th September 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/1150/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 15 September 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

Spring Planning Ltd
The Stanley Building
7 Pancras Square
London
N1C 4AG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

22-26 Vine Hill

7 Warner Yard and 14 Rosebery Avenue,

London

EC1R 5DZ

DECISION

Proposal:

External alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 no. air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works.

Drawing Nos: 1134_PL-S-00 rev P1; 1134_PL-EX-RF rev P1; 1134_PL-EX00 rev P1; 1134_PL-EE-01 rev P1; 1134_PL-EE-02 rev P1; 1134_PL-EE-03 rev P1; 1134_PL-GA-RF rev P2; 1134_PL-GA-00 rev P1; 1134_PL-GE-01 rev P1; 1134_PL-GE-02 rev P1; 1134_PL-GE-03 rev P1; 1134_PL-GA-10 rev P2; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 10th March 2021; Design and Access Statement prepared by Buckley Gray Yeoman dated 10/03/2021 and Design and Access Statement Addendum prepared by Buckley Gray Yeoman dated 06/07/2021.

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 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:
1134_PL-S-00 rev P1; 1134_PL-EX-RF rev P1; 1134_PL-EX00 rev P1; 1134_PL-EE-01 rev P1; 1134_PL-EE-02 rev P1; 1134_PL-EE-03 rev P1; 1134_PL-GA-RF rev P2; 1134_PL-GA-00 rev P1; 1134_PL-GE-01 rev P1; 1134_PL-GE-02 rev P1; 1134_PL-GE-03 rev P1; 1134_PL-GA-10 rev P2; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 10th March 2021; Design and Access Statement prepared by Buckley Gray Yeoman dated 10/03/2021 and Design and Access Statement Addendum prepared by Buckley Gray Yeoman dated 06/07/2021.

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

- 4 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 elevations, and sections at 1:10 of pavement lights within the hard standing area fronting Rosebery Avenue including details of materials;

b) Details including elevations and sections of all timber acoustic enclosures on the roof of no. 7 Warner Yard and within the courtyard area

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be submitted).

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.

- 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 mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. 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 Notwithstanding the details of the proposed new timber gates as shown on approved drawing no 1134_PL-GE-02 rev P1 the gates shall be constructed from metal. Details including sections and elevations at scale 1:10 and manufacturers specifications shall be submitted to and approved in writing by the local planning authority.

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 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, 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.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION