

Application ref: 2021/2331/P
Contact: Obote Hope
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Date: 10 November 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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
77-78 Chancery Lane
London
WC2A 1AE

Proposal:

Replacement of the existing shopfronts on front and side elevations, replacement of all existing windows, installation of air-condenser units within rooftop plant enclosure and associated installation of louvres, plus removal of the chimney stack.

Drawing Nos: DR A 1100 - P01; DR A 2101- P03; DR A 2100 P03; DR A 1000 - P01;
DR A 1100 - P01; Acoustic report by Sandy Brown ref 21120-R02-A; Design & Access
Statement by Ingleton Wood

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: DR A 1100 - P01; DR A 2101- P03; DR A 2100 P03; DR A 1000 - P01; DR A 1100 - P01; Acoustic report by Sandy Brown ref 21120-R02-A; Design & Access Statement by Ingleton Wood

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 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

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 proposals are to move building services plant from the basement up to the rooftop tank room which would intake air into the building via the new louvres proposed at roof level. The proposal would be minor in form and not considered to cause harm to the existing building due to the detailed design, high level location and minimal visibility from the public realm. Thus, the proposal would cause no harm to the character and appearance of the building, streetscene or Bloomsbury Conservation Area.

The works to the shopfront have been revised so that the proposed cladding on the 'columns' would match the stone currently located on the upper storeys. The new glazed shopfronts are simple and appropriate in design for this modern building. The replacement windows would have low profile dark grey

frames and the design would enhance the quality of the townscape. Overall, the proposal is considered to preserve and enhance the character and appearance of the host building and Bloomsbury Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character and 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.

It is proposed that all building services plant will be designed to achieve the noise limits (39dBa at daytime and 36dBA at night-time) set within the submitted acoustic assessment, based on the Council's standards in relation to background noise levels. The Council's Environmental Health Pollution officer has reviewed the acoustic report and raises no objection subject to imposition of standard conditions to noise levels and vibration. Thus, the proposals would not cause harm to local residential amenity.

One objection was received from the Bloomsbury CAAC concerning the facade treatment, namely that the dark metallic colour being proposed with substantial glazing would read as a continuous void and fail to visually 'support' the upper storeys. The design has been revised to take account of this concern and the existing 'columns' would be refaced in stone to link with the upper storeys of the building. Thus the CAAC has withdrawn their objection. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (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.


- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer