

Application ref: 2019/0004/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 11 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**22 Tower Street**  
**London**  
**WC2H 9NS**

#### **Proposal:**

Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension

Drawing Nos: 18010\_S.01, 18010\_S.02, 18010\_S.03, 18010\_EX.01, 18010\_EX.02, 18010\_EX.03, 18010\_EX.04, 18010\_EX.05, 18010\_EX.06, 18010\_EX.07, 18010\_EX.08, 18010\_EX.09, 18010\_EX.10, 18010\_DE.01, 18010\_DE.02, 18010\_DE.03, 18010\_DE.04, 18010\_DE.05, 18010\_DE.06, 18010\_DE.07, 18010\_DE.08, 18010\_DE.09, 18010\_GS.01, 18010\_GA.01, 18010\_GA.02, 18010\_GA.03, 18010\_GA.04, 18010\_GA.05, 18010\_GA.06, 18010\_GA.07, 18010\_GE.01, Side extension facade design Rev A, 18910\_SK.47 Rev B, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev.B, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230\_AP111, Heritage Impact Assessment, Design & Access Statement Rev A\_19.11.19.

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: 18010\_S.01, 18010\_S.02, 18010\_S.03, 18010\_EX.01, 18010\_EX.02, 18010\_EX.03, 18010\_EX.04, 18010\_EX.05, 18010\_EX.06, 18010\_EX.07, 18010\_EX.08, 18010\_EX.09, 18010\_EX.10, 18010\_DE.01, 18010\_DE.02, 18010\_DE.03, 18010\_DE.04, 18010\_DE.05, 18010\_DE.06, 18010\_DE.07, 18010\_DE.08, 18010\_DE.09, 18010\_GS.01, 18010\_GA.01, 18010\_GA.02, 18010\_GA.03, 18010\_GA.04, 18010\_GA.05, 18010\_GA.06, 18010\_GA.07, 18010\_GE.01, Side extension facade design Rev A, 18910\_SK.47 Rev B, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev.B, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230\_APIII, Heritage Impact Assessment, Design & Access Statement Rev A\_19.11.19.

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 sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials such as windows, doors, balustrade, new extension materials and roof tiles (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Amber noise criteria set out in Table C, Appendix 3 of the Camden Local Plan at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 Prior to use, machinery, plant or equipment and ducting at the development 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

- 7 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 ref: HWA10230\_APIII. 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.

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 Camden Local Plan.

- 8 The side garden gates facing Tower Court both hereby permitted shall not be accessed outside the following times 08:00 am - 21:00pm.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Secure cycle parking for 15 bicycles as shown on the drawings hereby approved shall be provided in their entirety prior to the first occupation of the building, and 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.

- 10 Waste and recycling storage and collection measures shall be implemented in accordance with the details provided within the Waste Strategy 13139 dated October 2019.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

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 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DPope', with a stylized, cursive script.

Daniel Pope  
Chief Planning Officer