

Application ref: 2021/4699/P
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Date: 10 February 2022

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Tal Arc Ltd.
2a Crescent Road
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N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**11-12
Grenville Street
London
WC1N 1LZ**

Proposal: Details required by conditions 3 (construction contract), 4 (façade retention plan), 5 (basement engineer details), 9 (sound insulation between residential and commercial units), 18a (a written programme of ground investigation) and 20 (sound insulation between residential and commercial units) of planning permission 2017/4551/P dated 28/11/2019 for the change of use of upper floor offices (B1) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed), demolition of existing rear garage and erection of a 2 storey 2 bed dwelling with basement.

Drawing Nos: GS11-SK01; GS11-BC03; GS11-BC02; GS11-BC01; Buzhala Associates Consulting Structural Engineer dated 17.09.2021 (NB/PC/12GS); Sound Solution Consultants Acoustic Design Report (37195 R1); Malting Insurance Business Policy Schedule MHGB2689656XB dated 24 April 2021 and JCT intermediate contract dated 2016.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

Condition 3 requires details of the construction contract and the applicant has submitted a signed contract from The Joint Contracts Tribunal Limited which demonstrates that a contractor (Buzhala Associates Consulting Structural Engineer) has been appointed to oversee demolition and construction of development. Thus, the contract details are considered acceptable and condition 3 can be discharged.

Condition 4 requires details of a façade retention plan setting out the methods to ensure the retention and structural support of the facade. The plan submitted by Buzhala Associates Consulting Structural Engineer demonstrates the sequential demolition process proposed and support of the retained façade which is considered sufficient. An informative is attached to remind the applicant that the proposed works shall be inspected, approved and monitored during the critical elements of construction by the appointed engineer.

Condition 5 requires details of a suitably qualified chartered engineer with membership of the appropriate professional body to be 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. The appointment letter confirms that (Buzhala Associates Consulting Structural Engineer) with relevant qualifications, including CEng, have been appointed.

Condition 9 requires details of the sound insulation of the floor/ ceiling/ walls separating the commercial parts of the premises from noise sensitive premises in residential use. The submitted technical report commissioned by Sound Solution Consultants (37195 R1) illustrates that satisfactory design criteria performance has been applied to satisfy the requirements of the condition which will protect the amenities of future occupiers.

Condition 18 requires a written programme of ground investigation for the presence of groundwater contamination and landfill gas. The report has been reviewed by the Council's Environmental Health Officers who have confirmed, following the receipt of revised details, that the details are sufficient to discharge part (a) of condition 18. Part B cannot be discharged until the applicant submits the remediation verification report for approval.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2017/4551/P dated 28/11/2019). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to safeguard the character of the conservation area, neighbouring amenities, structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A1, A4, A5, D1, D2, CC4, and G1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that part 18b (remediation verification report), of planning permission 2017/4551/P granted on 28.11.201 is outstanding and require

details to be submitted and approved.

- 3 Demolition works should be carried out in accordance with Section 80 of the Building Act 1984 and be inspected, approved and monitored during demolition by the appointed engineer.

You are reminded that the works to support and integrate the retained façade shall be inspected, approved and monitored during the critical elements of construction by the appointed engineer and be overseen by a building control body.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer