

Application ref: 2019/4387/P
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Date: 4 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk
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Ik Architecture Ltd
Unit 3, 2 Canning Street
Liverpool
L87NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Downing House
10 Maple Street
London
W1T 5HA

Proposal:

External alterations including erection of single storey roof extension with associated roof plant enclosure.

Drawing Nos: Proposed ground and first floor, proposed second floor, proposed third floor, proposed fourth floor, proposed terrace floor, proposed south west elevation, proposed south east elevation, proposed Maple Street elevation, Acoustic Report ref 18231-002 dated July 2019

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed ground and first floor, proposed second floor, proposed third floor, proposed fourth floor, proposed terrace floor, proposed south west elevation, proposed south east elevation, proposed Maple Street elevation, Acoustic Report ref 18231-002 dated July 2019.

Reason:

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

- 3 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 policy A4 of the London Borough of Camden Local Plan 2017.

- 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 glazing panels and external doors including junctions and method of fixing to main building(s)

b) Manufacturer's specification details of all facing materials (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 policy D1 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the extension hereby approved shall be accessed for maintenance purposes only and shall not be used at any time as an amenity terrace area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The current application seeks permission for a single storey roof extension to provide additional space for an existing cultural centre (Class D1). The proposed development would provide a new multi-function/conference area and meeting room space and utilise the small courtyard area to the rear.

The design of the proposed single storey roof extension is considered to respond to the vertical rhythm of the facades below and read as a continuation of the building that is sympathetic to the important features which contribute to its character. Further, the additional fourth floor would not add an excessive amount of height or bulk to the building when viewed within its surrounding context, particularly as the other corner buildings surrounding the site are already a storey higher than the host building. Similarly, the replacement of existing glazing on all floors is not considered to cause harm to the character and appearance of the host building. At roof level, the proposed plant room would be located to the rear corner of the site and would be set well back from the front elevations of the building to ensure it remains largely unseen from the public realm and does not cause any harm to the appearance of the surrounding area. The proposed safety balustrade would be set two metres in from the front elevations of the building to limit its visibility from the street. Furthermore, the replacement glazing on both front elevations would not significantly alter the design of the front facades and is considered acceptable as a result.

Given the above, the proposals are considered to have an acceptable impact on the character and setting of the host and neighbouring buildings and the appearance of the wider area.

The size and location of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The Council's Environmental Health Officer has reviewed the submitted acoustic report and is satisfied that the proposed plant equipment would comply with minimum noise standards subject to condition.

The absence of any on-site cycle parking is considered acceptable in this instance given the constrained nature of the site. Furthermore, visitors are most likely to use public transport to access site particularly given its central London location and PTAL rating of 6B (excellent).

The site is located in the Central London Area and access to and from the site is therefore likely to be difficult at certain times of day, especially during peak periods. A Construction Management Plan would therefore be required to ensure no detrimental impact to pedestrian movement and the safe and efficient operation of the highway network in the local area would occur as a result of the development. This would be secured by a s106 legal agreement.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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)


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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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer