

Application ref: 2021/5682/P
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Date: 21 March 2022

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

WSP
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Norfolk House
13 Southampton Place
London
WC1A 2AL

Proposal:

External and internal refurbishment works including erection of external plant on the roof all in association with the existing commercial uses.

Drawing Nos: 710-MICA-NH-00-DR-A-19000 rev PL1; 710-MICA-NH-00-DR-A-19001 rev PL1; 710-MICA-NH-B1-DR-A-19100 rev PL1; 710-MICA-NH-00-DR-A-19101 rev PL1; 710-MICA-NH-B1-DR-A-19110 rev PL1; 710-MICA-NH-B1-DR-A-19200 rev PL1; 710-MICA-NH-00-DR-A-19111 rev PL1; 710-MICA-NH-00-DR-A-12001 rev PL1; 710-MICA-NH-01-DR-A-19102 rev PL1; 710.MICA.NH.01.DR.A.11102 rev PL3; 710.MICA.NH.N.DR.A.19222 rev PL1; 710.MICA.NH.DR.A.19202 rev PL4; 710-MICA-NH-02-DR-A-19103 rev PL1; 710-MICA-NH-BB-DR-A-19121 rev PL1; 710-MICA-NH-02-DR-A-19113 rev PL1; 710-MICA-NH-02-DR-A-19203 rev PL2; 710-MICA-XX-03-DR-A-11005 rev PL1; 710-MICA-NH-03-DR-A-19114 rev PL1; 710.MICA.NH.03.DR.A.19204 rev PL2; 710-MICA-NH-04-DR-A-19105 rev PL1; 710-MICA-NH-04-DR-A-19115 rev PL1; 710.MICA.NH.04.DR.A.19205 rev PL2; 710-MICA-NH-05-DR-A-19106 rev PL1; 710-MICA-NH-05-DR-A-19116 rev PL1; 710.MICA.NH.05.DR.A.19206 rev PL2; 710-MICA-NH-BB-DR-A-19131 rev PL1; 710-MICA-NH-BB-DR-A-19211 rev PL1; 710-MICA-NH-N-DR-A-19140 rev PL1; 710-MICA-NH-N-DR-A-19150 rev PL1; 710-MICA-NH-N-DR-A-19220 rev PL4; 710.MICA.NH.BB.DR.A.19213 rev PL1; 710.MICA.NH.XX.DR.A.19230 rev PL1; 710.MICA.NH.02.DR.A.19233 rev PL2; 710-MICA-NH-ZZ-SP-6000-STG3_PL2 (Floor

area schedule Norfolk House Project 3); Design and Access Statement prepared by MICA dated November 2021; Construction management plan pro forma; Planning Statement prepared by WSP dated November 2021; Fire Strategy Report prepared by Marshall Fire dated 8th October 2021; Energy Technical Note prepared by Thornton Reynolds dated 4th October 2021; Listed building consent report prepared by Heyne Tillett Steel dated October 2021; Plant Noise Assessment prepared by Temple dated 17th September 2021; The Heritage Statement prepared by Giles Quarme Architects dated October 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

710-MICA-NH-00-DR-A-19000 rev PL1; 710-MICA-NH-00-DR-A-19001 rev PL1; 710-MICA-NH-B1-DR-A-19100 rev PL1; 710-MICA-NH-00-DR-A-19101 rev PL1; 710-MICA-NH-B1-DR-A-19110 rev PL1; 710-MICA-NH-B1-DR-A-19200 rev PL1; 710-MICA-NH-00-DR-A-19111 rev PL1; 710-MICA-NH-00-DR-A-12001 rev PL1; 710-MICA-NH-01-DR-A-19102 rev PL1; 710.MICA.NH.01.DR.A.11102 rev PL3; 710.MICA.NH.N.DR.A.19222 rev PL1; 710.MICA.NH.DR.A.19202 rev PL4; 710-MICA-NH-02-DR-A-19103 rev PL1; 710-MICA-NH-BB-DR-A-19121 rev PL1; 710-MICA-NH-02-DR-A-19113 rev PL1; 710-MICA-NH-02-DR-A-19203 rev PL2; 710-MICA-XX-03-DR-A-11005 rev PL1; 710-MICA-NH-03-DR-A-19114 rev PL1; 710.MICA.NH.03.DR.A.19204 rev PL2; 710-MICA-NH-04-DR-A-19105 rev PL1; 710-MICA-NH-04-DR-A-19115 rev PL1; 710.MICA.NH.04.DR.A.19205 rev PL2; 710-MICA-NH-05-DR-A-19106 rev PL1; 710-MICA-NH-05-DR-A-19116 rev PL1; 710.MICA.NH.05.DR.A.19206 rev PL2; 710-MICA-NH-BB-DR-A-19131 rev PL1; 710-MICA-NH-BB-DR-A-19211 rev PL1; 710-MICA-NH-N-DR-A-19140 rev PL1; 710-MICA-NH-N-DR-A-19150 rev PL1; 710-MICA-NH-N-DR-A-19220 rev PL4; 710.MICA.NH.BB.DR.A.19213 rev PL1; 710.MICA.NH.XX.DR.A.19230 rev PL1; 710.MICA.NH.02.DR.A.19233 rev PL2; 710-MICA-NH-ZZ-SP-6000-STG3_PL2 (Floor area schedule Norfolk House Project 3); Design and Access Statement prepared by MICA dated November 2021; Construction management plan pro forma; Planning Statement prepared by WSP dated November 2021; Fire Strategy Report prepared by Marshall Fire dated 8th October 2021; Energy Technical Note prepared by Thornton Reynolds dated 4th October 2021; Listed building consent report prepared by Heyne Tillett Steel dated October 2021; Plant Noise Assessment prepared by Temple dated 17th September 2021; The Heritage Statement prepared by Giles Quarme Architects dated October 2021.

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

- 3 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.

- 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 The air conditioning units hereby approved at roof level shall be coloured grey and shall be maintained and retained as such.

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 Reasons for granting permission:

The proposal includes the installation of rooftop plant (4 large condensers and 1 small condenser) following the removal of existing plant. Revisions to the original drawings include the removal of an extract duct on the rear façade, the re-use of existing vents on the northern and western side elevations rather than their replacement and enlargement, and revision to the elevations and fifth floor plan to show the proposed roof top plant. The air condenser units would be modest in terms of their size and height and would not screen any architectural features on the roof of the building. Any views of the air condenser units from the street and surrounding conservation area would be mainly screened by the existing turret and by their set back position from the elevations of the building. Minimal views may be possible from the upper floors of the surrounding buildings. In order to ensure that the units blend in with the roof a condition would be attached requiring the units to be coloured grey. The units would not have an adverse impact on the character or appearance of the building or the surrounding conservation area and are therefore considered to be acceptable from a conservation and design point of view.

There will be no impact on the amenity of any neighbouring properties. A Plant Noise Assessment has been submitted and this demonstrates that noise emissions will be adequately controlled during the daytime and the night-time. Plant noise levels will be at least 10dBA below the Background sound level and will comply with Camden Council's noise limits. A planning condition is attached to ensure compliance with the indicated noise levels.

One letter of objection has been received from the CAAC objecting to loss of first floor plan form following removal of all masonry walls at first floor level. From the street, they considered that the apprehension of separate rooms on the first floor will be quite apparent and the conversion of open plan would lose this reading of the original layout and construction of the building. Revised plans have been submitted to retain the existing first floor structural walls thereby addressing the CAAC's concerns.

The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 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, 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 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).
- 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer