

Application ref: 2021/6232/P
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Date: 12 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk

www.camden.gov.uk/planning

Maddox and Associates Ltd
33 Broadwick Street
London
W1F 0DQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Gate Street
London
WC2A 3HP**

Proposal:

Installation of entrance canopy and new secondary entrance door, creation of two roof terraces, replacement roof plant and associated works

Drawing Nos: 761 - EX - 099, 761 - EX - 100, 761 - EX - 101, 761 - EX - 102, 761 - EX - 103, 761 - EX - 104, 761 - EX - 105, 761 - EX - 200, 761 - EX - 300, 761 - EX - 301, 761 - PL - 001, 761 - PL - 099, 761 - PL - 100, 761 - PL - 101, 761 - PL - 102 - A, 761 - PL - 103, 761 - PL - 104, 761 - PL - 105 - A, 761 - PL - 200 - A, 761 - PL - 300 - A, 761 - PL - 301 - B Design and Access Statement (Revised) (March 2022) and Plant Noise Assessment (J566_R01)

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: 761 - EX - 099, 761 - EX - 100, 761 - EX - 101, 761 - EX - 102, 761 - EX - 103, 761 - EX - 104, 761 - EX - 105, 761 - EX - 200, 761 - EX - 300, 761 - EX - 301, 761 - PL - 001, 761 - PL - 099, 761 - PL - 100, 761 - PL - 101, 761 - PL - 102 - A, 761 - PL - 103, 761 - PL - 104, 761 - PL - 105 - A, 761 - PL - 200 - A, 761 - PL - 300 - A, 761 - PL - 301 - B Design and Access Statement (Revised) (March 2022) and Plant Noise Assessment (J566_R01)

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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies 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 Reasons for granting permission:

Following revised drawings being submitted, alterations to alter the façade of the building have been omitted from the proposed plans and the addition of the plant equipment on the roof would be consolidated to the southern end to allow for a roof terrace.

Furthermore the proposed timber enclosure, which matches with the proposed pergola structure for the terrace, will house some of the plant equipment. The location of the terrace is set down from the highest points of the building both to the north and south of the building. This suggests the structures at this level would not appear dominant or bulky and provide a lightweight form which is considered acceptable for this location. Due to the height and width of the existing building the terrace will not be seen from the street level. Whilst it will be seen from the upper floors of 64-72 Kingsway and 242, 246 High Holborn, it is noted that there are a number of small roof terraces of similar character and appearance supporting various commercial premises nearby. Therefore the proposal would be in keeping with the existing building and the surrounding conservation area.

The alterations at second floor level to change windows to doors and add a metal balustrade is considered a minor alteration and would be acceptable in heritage terms, as they will not be publically visible in either close or wider views due to the height and location of the site.

The proposals also include the installation of a black metal canopy above the ground floor entrance door. The canopy is proposed to be finished in powder-coated aluminium and designed in a modern style. The original entrance to the building was quite finely detailed and unfortunately this arrangement has been lost over time. The proposed alterations do not reinstate the good proportions of the original design, but they are not considered to be more harmful to the character and appearance of the conservation area than the current arrangement. Similarly, the proposed fire door is essentially refitting of an existing doorway and is fairly neutral in its visual impact.

The existing plant comprises of seven Daikin condenser units which are used for heating and cooling the current building. The replacement plant will carry out the same functions and therefore be considered acceptable. Based on the results of the submitted noise assessment, the noise limits for the new plant have been adequately calculated. Therefore it is not expected that a negative impact would be had on the amenity of the neighbouring residents in respect to noise, provided that the plant is designed as specified in the submitted assessment reports. The councils environmental health officer was consulted and raised no objection provided two compliance conditions which are to be added to this permission.

In terms of amenity the main aspect of consideration are the balconies and the roof terraces as the other alterations are to the ground floor.

The roof top terrace is located on the southern end of the building and behind the plant equipment and the associated enclosures which block the views north from the terrace. To the south is a flank wall and therefore no amenities will be

impacted upon. To the east and west there are a number of commercial buildings around the terrace. The proposed terrace at the second floor with new railings would be limited in size and overlooking, and the terraces would only be used during office hours. In addition, commercial amenity is considered less significant than residential and seeing as the buildings are still set apart by 3m-10m respectively there will not be loss of privacy or overlooking. These considerations would also be the same for the second floor terrace as the arrangement is not significantly changing. Furthermore due to the small scale development on the roof top, issues relating to outlook, increased sense of enclosure are not considered significant.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or 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.

No objections have been received prior to making this decision. The planning history of this site has been taken into account when coming to this decision.

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.

- 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.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer