

Application ref: 2018/1604/P
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Bob Robinson
DPP One Ltd
66 Porchester Road
London
W2 6ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
6 Erskine Road
London
NW3 3AJ

Proposal:

Variation of condition 2 (approved drawings) of planning permissions dated 24/12/2013 ref 2013/6326/P as amended by 2014/6180/P dated 22/09/2015 and 2015/5607/P dated 19/04/2017 for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3), erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge. Various changes include removal and replacement of two gables on the front elevation of Leeder House, re-orientation of PV panels on Leeder House, Building 2 and Building 5, raising of the height of the condenser enclosure by 0.5m in height on the roof of Leeder House, installation of ventilation louvres within window pane of ground floor windows on front elevation of Leeder House, replacement of acoustic louvre screen with acoustic condenser enclosure at second floor level on the southeast elevation of Building 2, installation of low level ventilation fan on the first floor roof on the southeast elevation of Building 2, installation of fresh air ductwork on the roof of Leeder House, Building 2 and Building 5, installation of two new PV panels and 2 solar water panels on the flat roof of Building 5 details of hard surface treatments for the site, and other minor changes (retrospective).

Drawing Nos: Superseded drawings: 835-010-B1 rev D; 835-010-05 rev E; 835-050-01 rev D; 835-050-02 rev B; 835-050-03 rev B; 835-050-04 rev B; 835-050-05 rev C; 835-050-06 rev A

Proposed drawings: 835-001-10; 835-010-B1_ Rev F; 835-010-05_Rev H; 835-020-01_Rev D; 835-050-01_Rev G; 835-050-02_Rev D; 835-050-03_Rev E; 835-050-04_Rev E; 835-050-05_Rev F; 835-050-06_Rev D; 835-155-01_Rev A; 835-155-04_Rev B; 835-250-10_Rev A; 1152-DSK-XX-GF-DR-A-1050- PL Rev 01; 1152-DSK-01-XX-DR-A-1051-PL Rev 00; Detailed Survey of Leeder House Gables produced by RGL Surveys Ltd dated February 2018; Method Statement produced by Knight Harwood dated March 2018; photographic record of front gables; Daylight and sunlight report produced by EB7 dated 01/11/2018; Covering letter produced by DPP Planning date 26/03/2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 835-001-10; 835-010-B1_ Rev F; 835-010-05_Rev H; 835-020-01_Rev D; 835-050-01_Rev G; 835-050-02_Rev D; 835-050-03_Rev E; 835-050-04_Rev E; 835-050-05_Rev F; 835-050-06_Rev D; 835-155-01_Rev A; 835-155-04_Rev B; 835-250-10_Rev A; 1152-DSK-XX-GF-DR-A-1050- PL Rev 01; 1152-DSK-01-XX-DR-A-1051-PL Rev 00; Detailed Survey of Leeder House Gables produced by RGL Surveys Ltd dated February 2018; Method Statement produced by Knight Harwood dated March 2018; photographic record of front gables; Daylight and sunlight report produced by EB7 dated 01/11/2018; Covering letter produced by DPP Planning date 26/03/2018.

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 policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the use of any of the plant equipment hereby approved, the equipment shall be fitted with an automated control mechanism,

to ensure that in the event of the operation of the plant/equipment between the hours of 19:00 and 07:00, it operates in nighttime mode. The automatic mechanism shall be properly maintained and retained permanently thereafter.

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

- 5 Prior to occupation of the offices served by the relevant cores, the rear facing windows at all levels within the cores, as indicated on the approved drawings, shall be fitted with obscure glazing and fixed shut to a height of 1.7m. These measures shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 Notwithstanding the details shown on drawing nos 835-050-01_Rev G, 835-050-04_Rev E and 835-010-05_Rev H hereby approved no additional telecommunications equipment, television aerials, or satellite dishes shall be fixed or installed on the roof of Leeder House without submitting details for approval in writing to the local planning authority:

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 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.
- 2 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.

- 3 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.
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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



Daniel Pope
Chief Planning Officer