

Address:	24 Endell Street London WC2H 9HQ		4
Application Number(s):	2021/5347/P	Officer: Josh Lawlor	
Ward:	Holborn & Covent Garden		
Date Received:	01/08/2018		

Proposal: Change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E). Refurbishment of basement to allow for continued studio use (Sui Generis).

Background Papers, Supporting Documents and Drawing Numbers:

Supporting documents

Design and Access Statement prepared by Buckley Gray Yeoman Feb 2022, Planning Statement prepared by Montagu Evans Oct 2021, Transport Statement prepared by Velocity Oct 2021, Framework Travel Plan prepared by Velocity Oct 2021, Construction Management Plan prepared by Velocity Oct 2021, Acoustic Report prepared by Sandy Brown Oct 2021, Daylight and Sunlight Report prepared by Prism City Feb 2021, Energy Report prepared by GDMP Oct 2021, Sustainability Statement prepared by Verte Oct 2021, Air Quality Assessment prepared by SLR Oct 2021, Statement of Community Involvement prepared by Concilio Oct 2021.

Site plans

1183_PL-Block-PL01, 1183_PL-Site- PL01

Existing drawings

1183-PL-EX B2 PL01, 1183-PL-EX B1-PL01, 1183-PL-EX 00-PL01, 1183-PL-EX 01-PL01, 1183-PL-EX 02-PL01, 1183-PL-EX 03- PL01, 1183-PL-EX 04-PL01, 1183-PL-EX 05-PL01, 1183-PL-EX RF-PL01, 1183-PL-EE 01-PL01, 1183-PL-EE 02-PL01, 1183-PL-EE 03-PL01, 1183-PL-EE 04-PL01, 1183-PL-ES AA-PL01, 1183-PL-ES BB- PL01

Demolition drawings

1183-PL-DM B2-PL01, 1183-PL-DM B1-PL01, 1183-PL-DM 00-PL01, 1183-PL-DM 01-PL01, 1183-PL-DM 02-PL01, 1183-PL-DM 03-PL01, 1183-PL-DM 04-PL02, 1183-PL-DM 05-PL03, 1183-PL-DM RF-PL01

Proposed drawings

1183-PL-GA B2-PL01, 1183-PL-GA B1-PL01, 1183-PL-GA 00-PL02, 1183-PL-GA 01-PL01, 1183-PL-GA 02-PL01, 1183-PL-GA 03-PL01, 1183-PL-GA 04-PL03, 1183-PL-GA 05-PL03, 1183-PL-GA RF-PL03, 1183-PL-GA RF-PVZ, PL011183-PL-GE 01-PL03, 1183-PL-GE 02-PL02, 1183-PL-GE 03-PL01, 1183-PL-GE 04-PL01, 1183-PL-GS AA-PL01, 1183-PL-GS BB-PL01, 1183-PL-FA 01-PL02, 1183-PL-FA 02-PL01, 1183-PL-FA 03-PL01

RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement

Applicant:

Agent:

Peter Bovill
Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Sui Generis	Members club	4308 sqm (Including service yard)	0	- 4308 sqm
Class E	Office	0	4,321 sqm (excluding studio reception / ancillary office wellbeing space)	+ 4,321 sqm
Sui Generis	Studio	1621 sqm	1798 sqm (including studio reception / ancillary office wellbeing space)	+ 177 sqm
	Total	5,929 sqm	6,119 sqm	+ 190 sqm

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0
Cycle	9	89	+80

EXECUTIVE SUMMARY

The proposal would allow reuse of a vacant building within the Central London Area by introducing new modern office floorspace in place of the previously existing private members club, it would provide for new and additional commercial floorspace in an accessible central location. It would provide additional employment opportunities with the generation of jobs.

An existing TV/recording studio in the basement of the building will be retained and the facilities leased out to a suitable occupier in the film/media industry. A robust employment package is also secured which includes an affordable workspace offer in the form of discounted access and technical supervision to the fully functioning

TV/sound recording facility. There would also be a number of outreach, apprenticeships and employment initiatives associated with the studio use. These initiatives will provide access to a range of local groups and residents who could benefit from making use of the site's recording and sound studio. The access and groups involved would be secured in by legal agreement and with involvement from both the councils Inclusive Economy and Arts and Development teams.

The proposals are of a high-quality design and include a setback fifth-floor roof extension and terrace, alterations to ground floor access points and the insertion of windows at first floor level on Betterton Street. The alterations and extension would be well-related to the surrounding context, and would preserve and enhance the character and appearance of the Seven Dials Conservation Area and the setting of nearby listed buildings.

The development promotes sustainability measures throughout the design, construction, and lifetime of the building. This includes the design achieving a BREEAM rating of Excellent (74.66%) and carbon savings of 68%.

The development is car free and would promote sustainable means of travel such as cycling (89 cycle spaces in total) and walking.

OFFICER REPORT

Reason for Referral to Committee: Major development involving the conversion of more than 1000 sq. metres of non-residential floor-space [clause 3(i)]; and which is subject to the completion of a Section 106 legal agreement for matters which the Director of Economy, Regeneration and Investment does not have delegated authority [clause 3(vi)]

1. SITE AND BACKGROUND

- 1.1. The site is a 5 storey plus double basement building known as 'The Hospital Club'. The building has a range of uses including TV studio, exhibition space, film screening room, public and private members restaurants, music recording studios, gallery, members bar, meeting rooms and offices. The building has short-stay ancillary residential accommodation for club members on the third floor. The site has been closed since the start of the Coronavirus pandemic in March 2020 and has not reopened.
- 1.2. Short's Gardens is to the north, Endell Street to the west and Betterton Street to the south. The main entrance is located on Endell Street. There is an off-street internal service bay within the building at ground floor level with the entrance for vehicles and pedestrians from Betterton Street and the exit to Short's Gardens.

- 1.3. The existing facades on Short's Gardens and Endell Street are red brick with stone detailing. On Betterton Street, the facade is modern yellow brick with metal detailing.
- 1.4. The site is located within the Seven Dials Conservation Area but is not a statutorily listed building. The Seven Dials Conservation Area Statement (1998) identifies the site, which was St Paul's Hospital as making a positive contribution to the character and appearance of the Conservation Area.
- 1.5. There are several designated heritage assets in the surrounding area. The building is near 22 Endell Street – Grade II Listed, 33 Betterton Street is also Grade II and Brownlow House, 24 Betterton Street – Grade II* Listed.
- 1.6. The site has a PTAL of 6b (highly accessible to public transport), it is close to London Underground stations (including Covent Garden, Tottenham Court Road and Holborn), providing access to the Central, Northern, Piccadilly Lines and in due course Crossrail. Charing Cross Station also provides access to National Rail services.
- 1.7. The Environment Agency's flood map for the area shows that the site is located within Flood Zone 1 which is at low risk of flooding.

2. THE PROPOSAL

- 2.1. This application seeks planning permission for the refurbishment, extension, and conversion of the building to provide offices with retention of the studio use at basement levels. The scheme would involve:
 - Change of use of the main building from members' club (Sui Generis) to office (Class E) use with an ancillary cafe.
 - Creation of 84 sqm (GIA) commercial floorspace uplift through:
 - Reduction of roof plant for the creation of a fifth floor extension with plant room and roof terrace;
 - Internal modifications to enable a range of floor configurations around a single core;
 - Replacement of studio entrance, service yard entrance and ground floor and glazing on Betterton Street, replacement of access gate to service yard and ground floor windows on Short's Gardens. Replacement of main office entrance and display glazing on Endell Street.

- Provision of flexible ancillary reception use for office and studio on the ground floor and creation of additional showers and cycle parking spaces following removal of existing gallery.

Revisions

2.2. The following revisions were received during the course of the application:

- Additional mullions and transoms to the large window on the ground / first floor of Short's Gardens.
- The existing fourth floor terrace on the East Elevation would be infilled to create a 'glass box'.
- Addition of six glazed rooflights to existing roof on Short's Gardens and eight glazed roof lights to existing roof on Betterton Street.
- The addition of PV panels to the roof of the fifth floor extension and existing fourth floor on Betterton Street
- Omission of two glazed rooflights to existing roof on Endell Street
- Alterations to the number of showers and cycle spaces at ground floor level.

3. RELEVANT HISTORY

Service Management Plan for PS9904338 – signed off on 23/07/2019 in discharge of the outstanding obligation under the Hospital Club's section 106 Agreement.

2013/5200/P Change of use at third floor level from ancillary offices to 15 overnight bedrooms for use by members, guests and general public as part of overall use of site as a members club (Sui Generis). **Granted 10/07/2014**

2012/0976/P "Variation of the details of the method of waste storage and removal, approved on 18/09/01 (ref: PSX0104540) pursuant to condition 6 of planning permission dated 7/04/00 for the redevelopment of site to accommodate various arts- based uses **Granted 20/03/2012**

2004/1230/P Variation of condition 11 (permitted hours for the service bay), condition 12 (permitted customer capacity of public and private restaurants), and condition 13 (permitted hours of use for private members restaurant). **Granted 04/10/2004**

PS9904338 Redevelopment to provide a building of basement, ground and four upper floors plus plant, for arts-based uses including recording studios, photographic studio, screening room, offices, members lounge and meeting room, restaurant, conference, training, information, and storage rooms, public

art gallery with ancillary retail space and residential accommodation with retention of facades to Short's Gardens and Endell Street." **Granted 07/04/2000**

4. CONSULTATION

4.1 The statutory consultation period ran from 05/11/2021 until 29/11/2021. Site notices were displayed around the site and a press notice was published in the Camden New Journal. Consultation responses were received from three neighbouring addresses and interested parties.

4.2 Consultation responses have been summarised below. They are presented in the following order:

- **Statutory**
- **Local groups/stakeholders**
- **Individual responses**

4.3 **There are no statutory consultees**

4.4 **The Covent Garden Community Association (CGCA)**

The CGCA supports bringing this building back into use, however have concerns regarding:

- Plans for 'enlivening of the Betterton Street façade' and new windows on the Betterton Street frontage;
- The new roof terrace on the 5th floor;
- Servicing of the building; and
- The construction management plan.

We suggest some changes and some planning conditions that we feel would mitigate problems and enable us to withdraw our objections.

Planning Authority applies conditions to limit office use with Class E (Class E(g)).

The servicing plan for the club was never put into place, so this is the time to get this building into good use and comfortable with its residential surroundings.

Betterton Street frontage

- Obscure glass windows to prevent overlooking.
- Internal lighting should be turned off at night.
- Additional street lighting on the facades.
- The entrance on Betterton Street should be conditioned to prevent queuing in the street and that its hours of use should not extend beyond 10pm noisy.

Roof Terraces

- Planning condition for a terminal hour of 7.30pm.
- Condition for no music is to be played on the terrace and no noise emanate from the building at any time.

Additional New Door?

The Short's Garden façade has an original window with an original architrave. We understand there is no new door proposed here but would request confirmation.

Servicing

The number of daily deliveries is capped in any Planning Permission that is granted.

For the existing use, vehicles making a delivery from Short's Gardens tend to obstruct the carriageway. We ask that the Council requires the applicant to make these changes as part of the S106 Agreement in order to ensure that the site can be serviced without causing problems in the immediate area.

As the proposed use is primarily office and the number of deliveries is reduced from 21 to 8 each day there is no need for deliveries to carry on until 22:00. We believe that deliveries and servicing trips should take place between 08:00-20:00 Monday to Friday

Construction Management Plan

There is not enough detail in the CMP to be able to provide meaningful comments. The noisy works hours are listed as Camden's usual hours.

The transport section provides a vehicle routing which is not possible given the recent ETO for the Covent Garden Neighbourhood Traffic Management Scheme. The only feasible route is from High Holborn, down Endell Street and then a left turn into Betterton Street. Leaving the site will be via the route indicated.

The CMP requires the suspension of the residents' bays adjacent to the service area on Betterton Street. A significant number of residents' bays in the area have already been removed. If these 3 bays are removed for construction purposes then they must be re-provided in the immediate area for the duration of the period of suspension.

Officer Response:

- *A condition for obscure glass to a height of 1.6m for all new windows on the Betterton Street façade has been attached to prevent overlooking.*

- *The proposed Endell Street façade shows new lighting and also the Shorts Gardens cycle entrance. A condition is attached for details of the external lighting strategy.*
- *A condition is recommended that prevents a change from Office to another use within Class E without consent from the Local Planning Authority.*
- *In relation to queuing - it is not anticipated that there will be queues of people entering the site as the studio use is not open to members of the public and events are unlikely to take place. However, in the eventuality that events do take place at the retained studio, this would be controlled under a management plan secured under the S106. This will ensure events and is managed satisfactorily.*
- *22:00 is not considered late for deliveries, especially in central London, the flexibility for servicing to extend until then is important for congestion and logistics purposes. Given the overall number of deliveries is reduced from the existing lawful use, this is considered to be acceptable.*
- *A condition to prevent the use of the terrace after 8pm has been attached. The additional 30 minutes is considered acceptable in terms of potential disturbance.*
- *A condition is attached to prevent music being played in such a way as to be audible within any adjoining premises or on the adjoining highway.*
- *There is no new door proposed on Short's Gardens.*
- *The servicing related trips would have a limited impact on the surrounding highway network if they are managed effectively. To ensure that deliveries, refuse and recycling collections and other servicing vehicles do not have a severe impact on the area, a Delivery and Servicing Management Plan (DSMP) would be secured as a section 106 planning obligation. The DSMP will include a requirement for the onsite servicing area to be always available and not to be used for general vehicular parking.*
- *A framework CMP has been submitted in support of the planning application. The information provided in the framework CMP is not final. Much of the information will not be available until a contractor is appointed. The final CMP would require significant input from Council officers, local residents and other stakeholders before being approved.*

4.5 There was one objection, one comment and one support for the application:

4.6 Flat 5, 74 Neal Street supported the application:

I support this development. It is good to have an investment in this area. This proposal will improve the street environment, especially on Betterton Street.

Brownlow House 24 Betterton Street objected to the application:

- Our house is Grade II* Listed and historically important.
- Concern over noise from roof terraces and privacy/screening and plant equipment.

- Entrance on Betterton Street and concern over how this will be used.
- Extending rooftop.
- Noise from existing extractor pipe and WC extractor.
- Concern over balconies on the fourth floor to Betterton Street.
- Light pollution from external lighting on Betterton Street.
- Object to stone detailing around windows on Betterton Street.

4.7 Flat 3, 33 Betterton Street WC2H 9BQ commented on the application:

- Additional entrances (studio entrance on Betterton Street) should not lead to audience queues forming.
- 33 Betterton Street is also Grade II Listed but not mentioned in the planning statement.
- Planning Statement states that most of the buildings surrounding the site are commercial, but does not seem to quantify this.
- Overlooking and noise from new windows on Betterton Street. The hotel rooms typically had the curtains drawn when in use and did not seem to be occupied at full capacity.
- The statement in the Statement of Community Involvement notes 'we are exploring the options that only the entrance would be located on Betterton Street with exit only on Endell Street to reduce any potential noise disturbance for residents'. I cannot find any mention of this being the case in the Planning Statement.
- Request that the use of the terraces is restricted to normal office hours as part of the permission, with no outdoor music.
- As the existing protection of the licencing conditions will no longer be in place, we would request that planning restrictions be imposed if necessary.

5. POLICY

National and regional policy and guidance

National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (NPPG)

London Plan 2021

Mayor's Supplementary Planning Guidance

Local policy and guidance

Camden Local Plan (2017)

A1 Managing the proposed impact of development

C3 (Cultural and leisure facilities)

C5 Safety and security

C6 Access for all

E2 Employment premises and sites

E3 Tourism

A3 Biodiversity

A4 Noise and vibration
 CC1 Climate change mitigation
 CC2 Adapting to climate change
 CC3 Water and flooding
 CC4 Air quality
 CC5 Waste
 D1 Design
 D2 Heritage
 T1 Prioritising walking, cycling and public transport
 T2 Parking and car-free development
 T4 Sustainable movement of goods and materials
 DM1 Delivery and monitoring

Supplementary Planning Guidance

CPG Amenity (2021)
 CPG Basements (2021)
 CPG Transport (2021)
 CPG Design (2021)
 CPG Employment sites and business premises (2021)

Seven Dials Conservation Area Statement (1998)

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

6	Land use
7	Design and impact on the conservation area
8	Impact on neighbours
9	Transport
10	Waste
11	Energy and sustainability
12	Air quality
13	S106 and CIL contributions
14	Conclusion

7. LAND USE

Existing use

- 7.1 The existing use is as a private members club (Sui Generis). The existing building has been used as a private members' club known as the 'Hospital Club' comprising arts-based uses including studios, photographic studio, screening room, since first permitted in 2000. However, the Hospital Club closed permanently during the coronavirus pandemic in March 2020. The site has since become vacant.
- 7.2 The lawful use of the building as a private members' club is Sui Generis. The Local Plan (2017) has no policy that seeks to retain or resist the loss of private members' clubs. As such, the 'loss' of the existing private members' club (Sui Generis) is considered to be acceptable in land use terms.
- 7.3 Proposed uses
- 7.4 Local Plan Policy G1 seeks to meet Camden's objectively assessed needs of 695,000 sqm of office floorspace by 2031. Policy E1 of the Local Plan seeks to support proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with the requirements of Policy E1 (Economic development).
- 7.5 The change of use would provide an uplift of approximately 4,348 sqm of Office (Class E) floorspace. With an additional 190 sqm of office floorspace provided through the fifth-floor roof extension. The uplift in office space is welcome and complies with Policy E1 of the Local Plan as it would secure the provision of employment. It is estimated that the proposals could deliver approximately 300 full-time equivalents (FTE) office jobs when fully occupied. There would be an uplift of approximately 177sqm of the studio use, in the form of a ground floor reception area, following the removal of the gallery space.
- 7.6 The requirement for housing as part of Policy H2 (Maximising the supply of self-contained housing from mixed-use schemes) is only triggered by an uplift of 200 sqm (or over) of commercial floorspace through an extension (so additional floorspace). The uplift as part of the change of use is not counted. The uplift of 190 sqm would therefore not trigger a requirement for on-site housing.
- 7.7 Studio Use
- 7.8 The existing studio would be retained and refurbished. Originally designed specifically for the Hopspital Club, the retention of the studio would preserve the arts and musical functions at the site. The studio and proposed office use would operate independently. The studio retains its presence in Covent Garden which is an important cluster of cultural activities and creative industries.
- 7.9 London Plan Policy E8 (Sector growth opportunities and clusters) references the need for a diverse range of employment opportunities. The reuse of the studio could generate employment opportunities in the creative industries. Policy HC5 (Supporting London's culture and creative industries) outlines the

continued growth and evolution of London's diverse cultural facilities and creative industries are supported.

- 7.10 The studio is a Sui-Generis use that has operated (until the closure of the Hospital Club) as TV recording studio, music recording studios and music rehearsal space. The new owners of the building are in discussions with a number of potential occupiers, who would utilise this space, for continued arts & cultural uses. Such uses might also extend to film (post) production work, given the specification of the existing facilities. At this stage, it is not envisaged that, as has happened in the past, the space would be used as a performance space, which would attract members of the public, as an audience. A planning obligation for an Operational Management Plan (OMP) is imposed which would deal with public events, although given the nature of the space/use public events are only intended to be an occasional or ancillary function.
- 7.11 Local Policy C3 (Cultural and leisure facilities) requires "protection of cultural and leisure facilities". The CPG Employment Sites and Business Premises (January 2021) references the need to sustain the borough's cultural and leisure uses. Although part of a Sui-Generis private members club and not a use protected in its own right, policy C3 does seek to provide new opportunities for cultural and leisure facilities or seek shared or extended access of these for the community. Therefore the retention of these facilities from the former Hospital Club and their reprovision as part of a new use with wider public access would be seen as making a welcome contribution in terms of policy C3's objectives.
- 7.12 Affordable Workspace
- 7.13 Policy E2 seeks to ensure that any new employment premises includes floorspace suitable for start-ups, small and medium-sized enterprises, such as managed affordable workspace where viable.
- 7.14 CPG employment sites and business premises (January 2021) states that the Council will seek to secure an element of affordable SME workspace from large scale employment developments with a floorspace of 1,000 sqm (GIA) or more. Paragraph 37 of the CPG defines affordability as 20% of floorspace at 50% of market values. Paragraph 38 of the CPG states that the Council will also consider alternative suggestions for providing affordable workspace. Rather than securing a proportion of the proposed office floor or desk space as affordable, officers have negotiated affordable access and outreach programmes relating to the studio uses as basement levels. This includes discounted access to the studio use for the local film/music industry, outreach programmes with Camden's existing film industry, apprenticeships and work placements within the media industry.
- 7.15 The affordable access to the studio would utilise a specialist facility which can be highly advantageous to a range of Camden's cultural industries. The studio

at Endell Street is a fully functioning audio / TV recording studio with a market rate for hire of £2,500 per day. It is noted that the hire of a studio, for using lots of equipment/staff to run the facility can cost up to £10,000 per day. The £2,500 figure relates to “dry hire” which is where no technical assistance is provided by the venue. The £10,000 per day relates to more elaborate hire formats and includes technical support.

- 7.16 For a total number of 15 days per year the studio would be accessed at a cost of £500 per day. This fee is to cover the costs of a technician/ sound engineer to provide technical support to community groups. At this price, given the inclusion of a technician, the studio (with a market rate of £2,500) is effectively being given free. The applicant has agreed that if the equipment is physically there – any user can make use of it. In that, if it is there, subject to the supervision of a technician, it is ‘free’ to be used by the user.
- 7.17 The legal agreement includes a clause that the “Studio Operator will liaise with the LBC Arts Development Team, to identify & promote this facility to community groups.” This will help to ensure that music production, education, cultural venues/producers are able to make use of this workspace. The affordable studio space would link in with supporting local talent and industries. For instance, Denmark Street’s displaced ‘Tin Pan Alley uses’ whose members have expressed interest in using the space. The affordable access to the studio is considered to bring benefits to Camden’s cultural industries and the utilisation of the site’s unique facilities for this purpose would bring benefits when compared with a 20% of office floorspace at 50% of market rates.
- 7.18 The applicant owns a further site 1-3 Newton Street WC2 5EL, near to Endell Street, in the basement of an affordable housing block. This is referred to in the legal agreement for when the Hospital Club was originally developed Ref. 2013/5200/P from 7 April 2000, as a “Community Resource Space”. This space has never been utilised and has sat vacant. It is noted that the requirement to use the space as a ‘community resource space’ would fall away with this permission. The space will be re-dedicated as a “Community Resource Space”, as part of this current application and S106. The Arts and Development team consider that short term uses such as rehearsal space may work well in the space.
- 7.19 In addition, to the above the following employment benefits have been negotiated.
- 7.20 Youth engagement
- Engage with at least 10 schools in the LB Camden area (primary and / or secondary) per year – to go & speak to these schools and / or offer tours of the premises (through Camden Spark Brokerage). The tours and or talks will be specifically aimed at media students. The tours would take place about 3 or 4 times per term

7.21 Apprenticeships/Work Placements:

- 2 apprenticeships to be offered to LB Camden residents to join an Apprentice Programme. This would be a rolling programme of 2 end use apprenticeships paying at least London Living Wage (exact number to be agreed). The apprenticeships could be within a range of roles (but primarily aimed at media) and we would be open to discussing a Shared Apprenticeship Scheme. The applicant has expressed a commitment to have an annual liaison meeting with the council's Arts Development Team, to explore more opportunities for apprenticeships for LB Camden residents. This will be enshrined in the legal agreement.
- The applicant should provide 5 end use work placement opportunities of not less than 2 weeks each per annum, to be recruited through the Council's Economic Development team and/or Arts Development Team.

7.22 Outreach / Engagement with LB Camden existing film industry:

- Studio Tenant to become members of Camden Spark (<https://www.camdenspark.com>).
- Studio Tenant to become members of Film London's Equal Access Network (<https://www.camdenspark.com>).
- Studio Tenant to become members of Screen Skills (<https://www.screenskills.com>).
- Studio Tenant to become members of / meet to explore opportunities to collaborate with Calltime Company (<https://www.calltimecompany.com>).
- Studio Tenant to explore opportunities to connect Endell Street with the film industry which already exists in LB Camden.
- Studio Tenant will link with Camden councils broader programme aims - Camden Alive, Cultural Camden and our Interpretations of Statues and Memorials programme.

7.23 The provision of affordable workspace ensures the aspirations of Policy E2 are achieved. Policy E2 places an emphasis on using planning obligations to secure an element of affordable workspace from employment developments of this kind. Therefore, measures to secure the affordability of the space and the terms of how it is offered to the end-user businesses would be secured via a legal agreement head of term titled 'Affordable Workspace'. The proposed affordable offer has been reviewed by the Council's Economic Development team who consider it satisfactory and support the application.

7.24 Employment and training (construction phase)

7.25 The proposed development would be likely to generate increased employment opportunities during the construction phase, and as such, the Council would aim to ensure that local people benefit from these opportunities by securing a

package of employment and training obligations through a Section 106 legal agreement.

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG Employment Site and Business Premises.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.
- As the build costs of the scheme exceed £3 million (12.8 million) the applicant must recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG Employment Site and Business Premises. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. This equates to 4 apprentices and a £6,800 contribution
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG Employment Sites and Business Premises.
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

8. DESIGN AND IMPACT ON THE CONSERVATION AREA

- 8.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or

enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

- 8.3 The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of conservation areas. Considerable importance and weight should be attached to their preservation. A proposal that would cause harm should only be permitted where there are strong countervailing planning considerations that are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras. 199-208). Where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.4 The existing building is not listed but is located within the Seven Dials Conservation Area. The Seven Dials Conservation Area Statement (1998) recognises the site as a positive contributor to the character and appearance of the Conservation Area.
- 8.5 Endell Street is referenced in the Seven Dials Conservation Area Statement (1998) for “*interesting architectural diversity, with many distinctive buildings*”. The main building fronting Endell Street and Short’s Gardens is a red brick Victorian building in the Gothic style. This can be described as the most significant element of the building. The Betterton Street frontage is a mixture of more recent architectural styles. The nearest listed buildings are 22 Endell Street (Grade II) and 24 Betterton Street (Grade II*), shown in Figure 1 below.

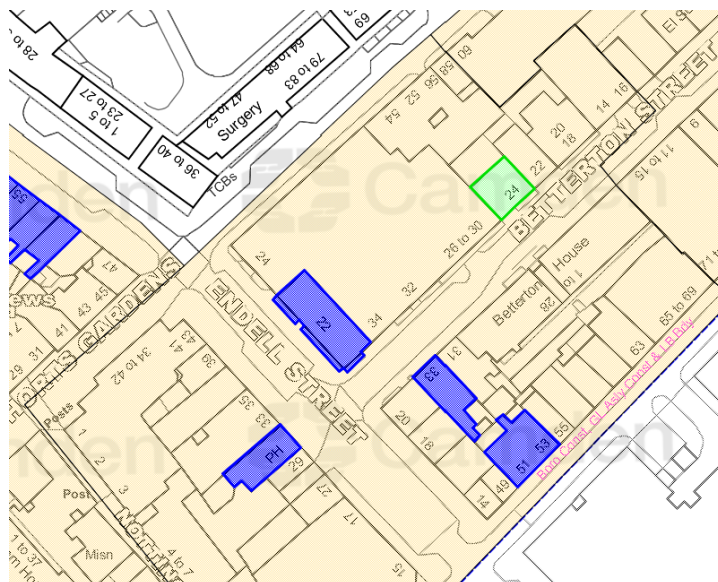


Figure 1. Map of heritage assets

- 8.6 Internally there would be a new floor arrangement around a single core. The existing external building fabric, frame and fenestration would be retained. The office would be accessed from Endell Street, utilising the existing entrance, whereas the studio would have a separate entrance from Betterton Street.
- 8.7 The door and display glazing to the Endell Street office entrance would be replaced with high-quality glazing. The extent of glazing would increase compared with the existing for the door and shopfront style opening, however, it would have an acceptable solid to void ratio. The use of glazing for these openings would better highlight the original historic character of the elevation.
- 8.8 The Betterton Street façade is modern in appearance, it appears solid with no openings at first floor and blind windows at the second floor. Windows would be installed at the first floor replicating the existing fenestration at the second floor. The blind windows would also be converted to windows. As discussed in the Amenity section below, the windows would overlook flats at Betterton House. Notwithstanding the design of the windows shown on the drawings, a condition is attached requiring the submission of drawings for the first to third-floor (including blind-windows to be opened up) windows on Betterton street. The submission should demonstrate how the windows have been designed to minimise the impact of overlooking to the neighbouring properties. The final option may be obscure glazing however Officers will review a number of options through the assessment of the approval of details application.
- 8.9 The new studio entrance involves the insertion of larger areas of glazing and metalwork. There would be a coloured metalwork recessed plinth which would provide a modern take on a stall riser.
- 8.10 On Short's Gardens a non-original metal-framed window would be removed and enlarged. It would be replaced with a more sympathetic stone framed window with tapered reveal and central stone mullion which is better suited to the original façade materiality and window alignment. The existing service yard's gates on Short's Garden would be replaced with new metal louvred gate for vehicle egress and an entrance gate for cyclists. The louvres would match the style of that proposed on Betterton Street and would retain permeability.
- 8.11 Additional office floorspace would be provided at 5th floor level in the form of a pitched roof extension of 84 sqm with a south facing roof terrace. This is to occupy the central part of the building's existing roof plan in the location of the existing plant equipment. The existing plant would be removed and relocated within the fifth floor extension. There would be PV panels to the south-west roofslope of the new top floor extension and an element of the fourth floor. Given the set back of the extension from the roof edge the panels would not be visible from the street and are therefore considered acceptable.
- 8.12 The proposed roof would be chamfered to align with the angle of 22 Endell Streets (Grade II listed) roof. The proposed roof extension would be set-back

so as not to be visible at street level at all on Betterton Street. On Endell Street, the roof extension would be visible behind 22 Endell Street (grade II listed), but is subservient in scale and height, preserving the setting of the listed building. Brownlow House (Grade II* listed) which sits in front of the site on Endell Street.

- 8.13 The Short's Gardens rooflights would be little seen from the public realm. The Betterton Street rooflight again will be little seen (if at all) from the public realm due to the width and geometry of the street. The rooflights are considered acceptable in terms of location, quantity and design. Only 4 no. rooflights along Short's Gardens proposed as being conservation rooflights.
- 8.14 Overall, the extensions and alterations are acceptable in terms of design and heritage, and would not harm the setting of the neighbouring listed buildings and the character and appearance of the Conservation Area.

9. IMPACT ON NEIGHBOURS

- 9.1 Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 9.2 The closest residential flats are at Dudley Court on the opposite side of Short's Gardens (north) and flats at Betterton House on the opposite side of Betterton Street (south), a residential house at 24 Betterton Street.

Daylight/sunlight

- 9.3 A Daylight/sunlight report was submitted with the application which details the impact on surrounding properties. For daylight and sunlight, all windows assessed at surrounding residential buildings comply with BRE target values with either no loss or minimal losses recorded.

Outlook

- 9.4 The proposed fifth floor extension and roof terrace would be set back and maintain adequate distance between surrounding properties so as not to harm outlook.

Privacy

- 9.5 The windows on Endell Street would be either retained or replaced with like for like and would not cause privacy or overlooking issues. The new windows would serve desk space however the neighbouring windows on Betterton House serve habitable rooms above the ground floor. The distance between the new windows is below the 18m recommended separation distance recommended by CPG Amenity (2021) to mitigate overlooking. A condition is attached to require the submission of the detailed design of the first to third floor windows on Betterton Street. The submission should demonstrate how the windows

have been designed to minimise the impact of overlooking to neighbouring properties.

- 9.6 There is an existing balcony on the fourth floor Betterton Street façade which serves the existing bar area. This would be retained with new glazing installed. It would not result in additional overlooking impacts beyond the existing situation.

9.7 Light spillage

- 9.8 In relation to light spill, a condition will require the offices to be fitted with detecting lighting so that lights are in “off” setting when the offices are empty. This would prevent light spillage at night which would prevent glare to neighbouring residential properties.

9.9 Noise

- 9.10 The use and intensity of the office would be similar to the existing situation. It is not anticipated that unduly harmful levels of noise would result. The Council’s Environmental Health Officer has reviewed the noise report submitted with the application and confirms it is acceptable subject to conditions for further details. Condition 6 requires details of the air conditioning units to be installed within the new fifth floor extension. The condition requires the applicant to demonstrate the noise emitted by all plant equipment remains below the council’s adopted noise criteria thresholds. These are below background noise levels by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014.
- 9.11 It is noted that noise impacts of the development during construction would be minimised through the CMP which would be finalised as part of a planning obligation. The final CMP would be agreed upon with the input of Council Officers.

9.12 Roof terrace

The proposed fifth-floor roof terrace would be set back from the roof edge and is of average size. The terrace would only be used by the commercial uses at the site and cannot be used after 8 pm (Condition 9). This CGCA’s request for 7:30 pm was noted but Officers considered 8 pm acceptable. Condition 12 also prevents music from being played in such a way that is audible within any adjoining premises or from the highway.

9.13 Other matters

- 9.14 Concerns have been raised by the CGCA and residents about comings and goings / events and performances from the use of the studio. The studio is a space for music / TV recording, it is not used as a music venue. The studio use is not changing as part of this application and the affordable workspace

package will not result in a material change in intensity of use of the studio space. The studio space is not a music venue in which members of the public attend. However, there would be a Management Plan secured under the S106 Legal Agreement to control/manage the use of the refurbished studio use.

- 9.15 Given the above, the proposal is considered to comply with policy A1 of the Camden Local Plan, and no undue harm to neighbouring amenities would be caused.

10. TRANSPORT

Servicing and trip generation

- 10.1 The site has an excellent public transport accessibility (PTAL 6b), with excellent links to the Underground, National Rail and bus services.
- 10.2 A Transport Assessment and Travel Plan have been submitted. The analysis indicates that the proposal would bring about a drop in daily arrivals from 522 to 411 so in general, the trip generation for the new development would be lower than for the previous site. Whilst the trip profiles in the peaks would differ, there isn't any evidence to indicate the trip generation would be higher at any time of the day.

Car Parking

- 10.3 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. In order to prevent the future occupants from obtaining on-street parking permits from the Council, the development should be subject to a car free agreement and this should be secured by means of a Section 106 Agreement.
- 10.4 The proposed development would involve the use of an internal servicing area within the building for vehicles servicing the office and ancillary cafe. This is acceptable from a general parking point of view, as the internal servicing area will not be used for private parking and only used to service the site in accordance with Policy T2.

Cycle parking

- 10.5 Secure, accessible, and covered cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan.
- 10.6 The proposal provides 4,348 sqm (GEA) of office space. The London plan would require 65 Long-Stay cycle parking and 10 Short-Stay cycle parking spaces. The applicant is proposing 56 Long-Stay cycle parking and 9 Short-Stay cycle parking spaces for the office but is including an additional 10 Long-

Stay cycle parking and 13 Short-Stay cycle parking for the ancillary and studio spaces, giving a total of 67 Long-Stay cycle parking and 22 Short-Stay cycle parking spaces. This would meet the full London Plan standards.

- 10.7 CPG Transport 8.6 seeks an additional 20% of spaces over and above the London Plan standard however, it is recognised that this is often difficult to achieve with an existing building. There are spatial constraints at the ground floor level with the office reception, studio reception and service yard using much of the floorplate, therefore it is considered that this requirement can be waived.

Deliveries and servicing

- 10.8 The surrounding streets are narrow and constrained however the existing site benefits from an onsite servicing area, where vans under 2.8 metres tall can access the on-site service yard from Betterton Street, driving through the site and exiting onto Short's Gardens. This sequence of movements through the site enables delivery drivers to obey the one-way system on Short's Gardens and Betterton Street.
- 10.9 Vehicle access for servicing and delivery vehicles will be maintained as per existing arrangements, with vehicles under 2.8 metres tall accessing via Betterton Street and exiting onto Short's Gardens. Larger servicing vehicles would service the site from Endell Street which is slightly wider and has an existing on-street service bay.
- 10.10 The Transport Assessment quotes surveys that were undertaken in 2018 to establish the number of vehicles servicing the former Club use. The Transport Statment included an estimate of servicing trip generation. The figures indicate that servicing demand for the proposed scheme would be less than half of that for the previous use. The servicing arrangements are therefore deemed to be acceptable.
- 10.11 The servicing related trips would have a limited impact on the surrounding highway network if they are managed effectively. To ensure that deliveries, refuse and recycling collections and other servicing vehicles do not have a severe impact on the area, a Delivery and Servicing Management Plan (DSMP) would be secured as a Section 106 planning obligation. The DSMP should include measures for ensuring that the onsite servicing area shall always be available and not to be used for general vehicular parking.

Construction Management Plan (CMP)

- 10.12 CMPs are used to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process. Our primary concern is public safety, but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area.

- 10.13 The proposal is likely to lead to a variety of amenity issues for local people (e.g., noise, vibration, air quality, temporary loss of parking, etc.). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.
- 10.14 A framework CMP has been submitted in support of the planning application. While the information provided in the framework CMP is useful, much of the required information will be available until a contractor is appointed. The final CMP would require significant input from Council officers, local residents and other stakeholders before being approved. It is noted that site is within the cumulative impact area where we have tighter controls on CMPs.
- 10.15 The CGCA's has raised concerns about the vehicle route. The CGCA state that the only feasible routing is from High Holborn, down Endell Street and then a left turn into Betterton Street. This may include measures such as temporary suspensions or rerouting of 1-way streets however transport officers are confident the concerns can be overcome as part of the final CMP.
- 10.16 The Council would expect construction vehicle movements to and from the site to be scheduled to avoid peak periods to minimise the impacts of construction on the transport network. This is particularly important due to the location of cycle and pedestrian routes adjacent to the site. The contractor would need to register the works with the Considerate Constructors' Scheme. The contractor would also need to adhere to the CLOCS standard.
- 10.17 The CMP, and a CMP implementation support contribution of £9,456 and a Construction Impact Bond of £15,000 are secured in the S106 Legal Agreement.

Highways contribution

- 10.18 The carriageway and footway directly adjacent to the site on Endell Street, Short's Gardens, and Betterton Street may sustain damage because of the construction works required. The Council would need to undertake remedial works to repair any such damage following completion of the proposed development.
- 10.19 A highways contribution would need to be secured as a section 106 planning obligation. This would allow the Council to undertake highway remedial works following completion of the proposed development. The highway works would be implemented by the Council's highways contractor on completion of the development. A cost estimate for the highway works has been requested and is expected from the Highways Department in due course.

Travel Planning

- 10.20 There is a significant number of predicted trips associated with the development. A strategic workplace travel plan and associated monitoring and measures contribution of £9,762 would be secured as a Section 106 planning obligation. The Travel Plan would be targeted towards the office use, to encourage staff to make walking, cycling and travel by public transport the natural choice for day-to-day trips. A Travel Plan specific to the studio space is not necessary given its size and the number of staff using the space.
- 10.21 Overall, the scheme would have an acceptable impact on transport in compliance with the development plan, subject to a series of mitigating measures and planning obligations.

11. WASTE

- 11.1 The refuse store is located at the ground floor level towards the rear of the building within the on-site service yard and would be collected via Short's Gardens. Refuse vehicles will continue to service the site on-street from Short's Gardens, with Refuse Collection Vehicles (RCV) stopping outside the service yard gate to collect the bins. There is no change is proposed to the existing collection arrangements.
- 11.2 Vehicle access for servicing and delivery vehicles will be maintained as per existing arrangements, with vehicles under 2.4 m tall accessing via Betterton Street and exiting onto Short's Gardens. Larger servicing vehicles service the site from the existing on-street service bay on Endell Street.
- 11.3 The existing delivery time restrictions are proposed to be retained as follows; Monday to Friday 7 AM – 10 PM; Saturday 9 AM – 6 PM; and Sunday 10 AM – 2 PM. The adjacent loading bay on Endell Street, used by larger vehicles accessing the site, has the following restrictions; Monday to Saturday 8:30 AM – 6:30 PM; other times permit parking only.

12. ENERGY AND SUSTAINABILITY

- 12.1 The NPPF supports the transition to a low carbon future in a changing climate, taking full account of the reuse of existing resources, including conversion of existing buildings, and encourages the use of renewable resources.
- 12.2 CPG on Energy Efficiency and Adaptation (January 2021) requires all development to reduce carbon dioxide emissions by following the energy hierarchy. For non-residential development, a 20% reduction (beyond part L Building regulations) is required. In addition, all non-residential development of 500 sqm or more floorspace to be BREEAM Non-Domestic Refurbishment Excellent rating. The council expects a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy), unless it can be that such provision is not feasible.

- 12.3 An Energy Report has been prepared following 'Energy Assessment Guidance' GLA guidance (April 2020). The statement identifies the proposed energy efficiency measures which including efficient heating, cooling and ventilation systems that achieve carbon savings of 67% when compared to the existing building. This includes a 52% saving from energy demand reduction (Be Lean stage).
- 12.4 It is not feasible to connect the office to a district heating network due to the low water demand and as such this technology is not technically feasible. It is also not feasible to install Air Source Heat Pumps (ASHP) to meet the 20% target due to spatial constraints of the building. The applicant has provided plans which demonstrate that there is not enough space at ground and roof level for the required pumps, water storage and condensers. However, the applicant has provided PV panels to the roof which provide a 15% carbon reduction from on-site renewables (Be Green stage) which is considered acceptable. It is proposed to install air conditioning units specifically VRF (Variable Refrigerant Flow) system for heating and cooling. The studio use is over a double basement meaning there is a requirement for active cooling measures. These air conditioning units are acceptable for this commercial use and it is noted that the existing use benefits from air conditioning. As noted above there is a 67% reduction in CO₂ when compared to the existing building.
- 12.5 A Sustainability Assessment concludes the proposal would achieve BREEAM Excellent (74.66%). BREEAM Excellent compliance and post construction review, targets as stated in the energy and sustainability statement are secured in the S106 Legal Agreement.

13. AIR QUALITY

- 13.1 Local Plan Policy CC4 (Air Quality) requires the impact of development on air quality to be mitigated and ensure that exposure to poor air quality is reduced in the borough. The Council will consider the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Proposals must have regard to the actions identified in the Council's Air Quality Action Plan.
- 13.2 An Air Quality Assessment has been submitted. The Assessment looks at the potential dust impacts during the construction of the development and determines that the Site is at 'low risk' in relation to dust soiling effects on people and property, and 'negligible' in relation to human health impacts. It is noted that there is no significant demolition taking place as the existing external building fabric, frame and fenestration would be retained. Following mitigation measures during the construction phase would result in 'not significant' effects.
- 13.3 The Assessment also demonstrates that during the operational phase road traffic impacts associated with the operation can be considered as having an

insignificant effect on local air quality. Overall the development would be Air Quality Neutral (at a minimum) based on the Greater London Authority's Air Quality Neutral guidance.

14. S106 AND CIL CONTRIBUTIONS

14.1 The application would be liable for the 'MCIL2' which came into effect on 1 April 2019. The Site is located within the Central London area and therefore has an increased rate of £185 per sqm for office floorspace. The Community Infrastructure Charging Schedule was adopted in September 2020 and has taken effect since 30 October 2020. This outlines a rate of £110 per sqm rate for office developments within Zone A (Central Area).

14.2 Details of the S106 clauses are:

Affordable workspace

14.3 For a total number of 15 days per year the studio would be accessed at a cost of £500 per day. This fee is to cover the costs of a technician/ sound engineer to provide technical support to community groups. The "Studio Operator will liaise with the Councils Arts Development Team, to identify & promote this facility to youth groups."

14.4 The basement space at 1-3 Newton Street will be re-dedicated a "Community Resource Space", as part of this current application and S106 offer. The Arts and Development team consider that short term uses such as rehearsal space may work in the space. The S106 will require consideration in how the space might be used in conjunction with the studio in the longer term, noting that any material change of use of the space might require planning permission.

14.5 Employment and training

- Engage with at least 10 schools in the LB Camden area (primary and / or secondary) per year – to go & speak to these schools and / or offer tours of the premises (through Camden Spark Brokerage). The tours and or talks will be specifically aimed at media students. The tours would take place about 3 or 4 times per term
- 2 apprenticeships to be offered to LB Camden residents to join Apprentice Programme. This would be a rolling programme of 2 end use apprenticeships paying at least London Living Wage (exact number to be agreed). The apprenticeships could be within a range of roles (but primarily aimed at media) and we would be open to discussing a Shared Apprenticeship Scheme. The applicant has expressed a commitment to have an annual liaison meeting with the council's Arts Development Team, to explore more opportunities for apprenticeships for LB Camden residents. This will be enshrined in the legal agreement.

- The applicant should provide 5 end use work placement opportunities of not less than 2 weeks each per annum, to be recruited through the Council's Economic Development team and/or Arts Development Team.
- Studio Tenant to become members of Camden Spark (<https://www.camdenspark.com>)
- Studio Tenant to become members of Film London's Equal Access Network (<https://www.camdenspark.com>)
- Studio Tenant to become members of Screen Skills (<https://www.screenskills.com>)
- Studio Tenant to become members of / meet to explore opportunities to collaborate with Calltime Company (<https://www.calltimecompany.com>)
- Studio Tenant to explore opportunities to connect Endell Street with the film industry which already exists in LB Camden
- Studio Tenant will link with Camden councils broader programme aims - Camden Alive, Cultural Camden and our Interpretations of Statues and Memorials programme

14.6 Employment and training (construction phase)

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG Employment Site and Business Premises.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.
- As the build costs of the scheme exceed £3 million the applicant must recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG Employment Site and Business Premises. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG Employment Sites and Business Premises.

- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

14.7 Energy and sustainability

14.8 Sustainability measures to be secured through S106 sustainability plan. Energy provisions to be secured through S106 EE&RE plan:

- Overall minimum 67% CO2 reductions beyond Part L 2013 (SAP 10) as amended;
- Minimum 52% Be Lean stage reduction through building
- Minimum 15% Be Green stage reduction through renewables
- BREEAM Excellent compliance and post construction review, targets as stated in the energy and sustainability statements

14.9 Transport:

- Highways contribution – to be confirmed
- Car free development
- Strategic Level Travel plan and associated monitoring and measures contribution of £9,762
- Delivery and Servicing Management Plan (DSMP)
- CMP implementation support contribution - £9,456
- Construction Impact Bond - £15,000
- Operational management plan for the studio

15. CONCLUSION

- 15.1 The proposal is considered to deliver the sustainable reuse of a vacant building within Central London. It would provide for new and additional commercial floorspace, in a highly accessible CAZ location. It would optimise the site in providing additional employment opportunities with the generation of jobs. It would also provide community benefits in the form of shared use of the studio facilities as the subject of an affordable workspace and training and employment package.
- 15.2 The proposals deliver high-quality architecture that would be well-related to the surrounding context, including preserving and enhancing the character and appearance of the Seven Dials Conservation Area and the setting of nearby listed buildings.
- 15.3 The development promotes sustainability measures throughout the design, construction, and lifetime of the building. This includes the design achieving a BREEAM rating of Excellent (74.66%) and carbon savings of 67%.

- 15.4 The development is car free and would promote sustainable means of travel such as cycling (89 cycle spaces in total) and walking.
- 15.5 The proposed development is in general accordance with policies of the development plan and the National Planning Policy Framework (2021).

16. RECOMMENDATION

- 16.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Highways contribution – to be confirmed
- Car free development
- Strategic Level Travel plan and associated monitoring and measures contribution of £9,762
- CMP implementation support contribution - £9,456
- Construction Impact Bond - £15,000
- A Delivery and Servicing Management Plan (DSMP)
- Overall minimum 67% CO2 reductions beyond Part L 2013 (SAP 10) as amended including minimum 52% Be Lean stage reduction through building and minimum 15% Be Green stage reduction through renewables
- BREAAAM Excellent compliance and post construction review, targets as stated in the energy and sustainability statements
- Employment and training package
- Affordable workspace package
- Operational management plan for the studio

17. LEGAL COMMENTS

- 17.1 Members are referred to the note from the Legal Division at the start of the Agenda.

18. CONDITIONS

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 and documents:

Supporting documents

Design and Access Statement prepared by Buckley Gray Yeoman Feb 2022, Planning Statement prepared by Montagu Evans Oct 2021, Transport Statement prepared by Velocity Oct 2021, Framework Travel Plan prepared by Velocity Oct 2021, Construction Management Plan prepared by Velocity Oct 2021, Acoustic Report prepared by Sandy Brown Oct 2021, Daylight and Sunlight Report prepared by Prism City Feb 2022, Energy Report prepared by GDMP Oct 2021, Sustainability Statement prepared by Verte Oct 2021, Air Quality Assessment prepared by SLR Oct 2021, Statement of Community Involvement prepared by Concilio Oct 2021.

1183_PL-Block-PL01, 1183_PL-Site- PL01,

Existing drawings

1183-PL-EX B2 PL01, 1183-PL-EX B1-PL01, 1183-PL-EX 00-PL01, 1183-PL-EX 01-PL01, 1183-PL-EX 02-PL01, 1183-PL-EX 03- PL01, 1183-PL-EX 04-PL01, 1183-PL-EX 05-PL01, 1183-PL-EX RF-PL01, 1183-PL-EE 01-PL01, 1183-PL-EE 02-PL01, 1183-PL-EE 03-PL01, 1183-PL-EE 04-PL01, 1183-PL-ES AA-PL01, 1183-PL-ES BB- PL01

Demolition drawings

1183-PL-DM B2-PL01, 1183-PL-DM B1-PL01, 1183-PL-DM 00-PL01, 1183-PL-DM 01-PL01, 1183-PL-DM 02-PL01, 1183-PL-DM 03-PL01, 1183-PL-DM 04-PL02, 1183-PL-DM 05-PL03, 1183-PL-DM RF-PL01

Proposed drawings

1183-PL-GA B2-PL01, 1183-PL-GA B1-PL01, 1183-PL-GA 00-PL0102, 1183-PL-GA 01-PL01, 1183-PL-GA 02-PL01, 1183-PL-GA 03-PL01, 1183-PL-GA 04-PL03, 1183-PL-GA 05-PL03, 1183-PL-GA RF-PL03, 1183-PL-GA RF-PVZ, PL011183-PL-GE 01-PL0203, 1183-PL-GE 02-PL02, 1183-PL-GE 03-PL01, 1183-PL-GE 04-PL01, 1183-PL-GS AA-PL01, 1183-PL-GS BB-PL01, 1183-PL-FA 01-PL0102, 1183-PL-FA 02-PL01, 1183-PL-FA 03-PL01

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 secure cycle storage area for 66 long stay cycle spaces and 22 short stay cycle spaces as shown on the ground floor plan hereby approved ref. 1183_PL-GA-00 PL01 shall be provided in its entirety prior to the first occupation of the office, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

5. The changing facilities, showers and lockers associated with the cycle provision as shown on the ground floor plan hereby approved shall be provided in its entirety prior to the first occupation of the office use, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities that promote cycle usage in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

6. Prior to use of the plant equipment, further details shall be submitted to and approved in writing by the Council, of the external noise level emitted from the installation including specified mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will 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. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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.

7. 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.

8. The roof terrace hereby approved shall be used in association with the employment uses (Class E) only, and shall not be used outside the hours of 08:00 and 20:00 Monday to Friday with no use on Saturdays and Sundays.

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

9. This permission is for office (Class E(g)) except for the basement which remains a studio. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order or the Town and Country Planning (Use Classes Order) no change of use within Class E or to any other use within any other Use Class shall be undertaken without the grant of planning permission having first been obtained from the local planning authority.

Reason: To maintain an office use and to safeguard against a change in activity at the site to the detriment of the amenity of neighbouring occupiers and the safety of the highway in accordance with the requirements of policies G1, A1, C1, C2, T1 and T2 of the London Borough of Camden Local Plan 2017.

10. Notwithstanding the details shown on the drawings, the detailed design of the first to second floor windows on Betterton Street shall be submitted for approval by the Council. The submission should demonstrate how the windows have been designed to minimise the impact of overlooking to the neighbouring properties. The approved windows design should be permanently retained and maintained thereafter.

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

11. No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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

12. Prior to first occupation of the office use, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

13. The internal lighting for the office use shall have 'switch off at night' setting. The internal lighting shall not be left on during the night.

Reason: In order to prevent light spillage at night in the interests of neighbouring premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

14. "Prior to the installation of any exterior lighting on any façade of the building, the lighting strategy must be submitted to and approved in writing by 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. 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. 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. 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)

4. 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.
5. 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.