

Application ref: 2022/2396/P
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Date: 13 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

57-59 Neal Street
London
WC2H 9PP

Proposal:

Erection of lift over-run and adapted safety balustrade at roof level, installation of a new timber entrance door on Neal Street, formation of plant enclosure on roof and installation of double glazed timber windows on all floors (latter 2 items previously approved by planning permission 2020/5067/P on 22/06/2021).

Drawing Nos: A-001-P1, A-100-P1, A-101-P1, A-102-P1, A-103-P1, A-200-P1, A-201-P4, A-202-P4, A-203-P1, A-300-P1, A-400-P3, P1877 MEP Roof Plant Report (Quinn Ross), Cooling Hierarchy Covering Letter (Quinn Ross)

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 drawings and documents:
A-001-P1, A-100-P1, A-101-P1, A-102-P1, A-103-P1, A-200-P1, A-201-P4, A-202-P4, A-203-P1, A-300-P1, A-400-P3, P1877 MEP Roof Plant Report (Quinn Ross), Cooling Hierarchy Covering Letter (Quinn Ross)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill) and new front entrance door;
- b) Details of external plant enclosure and lift over-run (including colour and materials)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical 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 safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment and ducting 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission-

There are two elements to the proposals:

1. Replacement double glazed timber windows on the front and rear elevations (on all the upper floors), rooftop air conditioning units within an acoustic enclosure and a replacement safety balustrade (all approved under planning permission 2020/5067/P, granted subject to a legal agreement on 22/06/2021).
2. Levelling of the entrance threshold and provision of new timber panelled entrance door to upper floors and provision of a lift over-run on the roof as a result of the lift being extended to the 4th floor.

The replacement double glazed timber windows on the front and rear elevations (on all the upper floors), rooftop air conditioning units within an acoustic enclosure and a replacement safety balustrade would be the same as those previously approved under planning permission 2020/5057/P dated 22/06/2021. These elements continue to be acceptable and circumstances of the site, surroundings and policy context have not materially changed since then. Conditions will be imposed as before.

The Officer report for 2020/5057/P noted: 'The Council's Conservation Officer has reviewed the revised proposals for the proposed replacement double glazed timber framed windows and doors to the front and rear fenestrations, and has no objection in principle to the proposals. The existing windows and doors to the upper storeys are all non-original, and whilst the proposed windows would have a slightly different glazing pattern to the existing, this is considered to be in keeping with the style and age of the building and overall would improve the appearance of the building. Further details of the proposed windows would be secured by condition.'

With regard to the rooftop plant (and acoustic enclosure), the report for 2020/5057/P noted: 'Given the positioning of the plant, the height of the building and surrounding buildings, and the narrow width of the street, the proposals at roof level would not be visible at street level or in longer views along Neal Street. This would mitigate the visual impact of the plant on the host building and wider conservation area. As details of the proposed materials and colour of the acoustic enclosure have not been provided, the Council's Conservation Officer has requested that these details be secured by condition, to ensure that the proposal has a high quality appearance which is in keeping with the building, and preserves the character and appearance of the surrounding area in longer and private views'. Furthermore the Council's Environmental Health Officer had no objections to the operating conditions of the rooftop plant, subject to the imposition of conditions in respect of anti-vibration measures and external noise levels emitted from equipment.

The current application also shows the location of air conditioning units on the second, third and fourth floors but as these are located within the building they do not require planning permission.

- 2 The new elements of this application include the following 2 items.

Levelling of the threshold will not alter the appearance of the building but will have the benefit of making the building accessible. The proposed door appears to be timber and panelled on the drawings. However, in order to preserve the heritage value of the building, a condition regarding details of the door to be submitted and approved is necessary.

The proposed lift over-run on the roof would be lower than the plant enclosure and located to the rear of the roof ensuring it is not visible from Neal Street and has limited visibility from the rear. It also brings benefits as the fourth floor becomes accessible to all. It is not considered to cause any harm to the character or appearance of the Conservation Area or streetscene or the setting or appearance of the neighbouring Listed buildings. Matching brickwork should be used for the lift over-run. This can be secured by way of a compliance condition.

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.

The lift over-run would not obscure or overshadow any windows or terraces at any neighbouring properties. The new entrance door would have no impact on the amenity of any surrounding occupiers.

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

As such, the proposal is in general accordance with policies D1, D2, A1, A4, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.

- 5 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



Daniel Pope
Chief Planning Officer