

Application ref: 2022/1971/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 20 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**11-12
Grenville Street
London
WC1N 1LZ**

Proposal:

Details required by conditions 4 (construction contract), 5 (basement engineer details), 7 (samples of materials), 14 (air quality report), 15 (refuse storage and management arrangements for commercial unit, 16 (a written programme of ground investigation), 18 (enhanced sound insulation), 19 (secure and covered cycle storage), and 20 (visual privacy to the bedroom windows) of planning permission 2021/6078/P dated 06/05/2022 for the change of use of upper floor offices (B1) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed), demolition of existing rear garage and erection of a 2 storey 2 bed dwelling with basement.

Drawing Nos: 1112GR-PPCON-01; 1112GR-PPCON-02; 1112GR-PPCON-03; 1112GR-PPCON-04; 1112GR-PPCON-05; 1112GR-PPCON-06; 22019; 37195 REVR1; PI 2021; Air Quality Assessment commission by Entire Houze Ltd V2 dated 21-12-21; Remedial Method Statement reference 22-01-03 dated January 2021 and Phase I Desk Study and Contaminated Land Report reference 21-08-12 dated January 2021.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Condition 4 requires details of the construction contract for the works. The applicant has submitted a signed contract from The Joint Contracts Tribunal Limited which demonstrates that a contractor (Buzhala Associates Consulting Structural Engineer) has been appointed to oversee demolition and construction of development. Thus, the contract details are considered acceptable and condition 4 can be discharged.

Condition 5 requires details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. The appointment letter confirms that Buzhala Associates Consulting Structural Engineer have been appointed and hold the relevant qualifications, including CEng. Condition 5 can be discharged.

Condition 7 requires samples of materials to be submitted. The submitted details include photos indicating that the proposed brick work would be Flemish bond along with images and elevations of the shopfront. These have been reviewed by the Council's Design Officer who is satisfied that the proposed details are in accordance with the approved application and are of a high quality. Conditions 7 can be discharged.

Condition 14 requires full details of air quality monitoring including location, number and specification of the monitors. The evidence has been revised and resubmitted which includes the monitors the building-related emissions; the baseline traffic taking into account the canyon impact of the high rise buildings either side of Grenville Street and the dust mitigation measures that requires where possible commence baseline monitoring for at least three months before work commences on site or, if it a large site, before work on a phase commences. An Air Quality Officer has assessed the submitted details and is satisfied. Condition 14 can therefore be discharged.

Condition 15 requires details of the commercial refuse and storage. The applicant has calculated the requirements for general commercial waste in accordance with the Councils guidance. It is proposed a refuse storage would house 3 bins, consisting of 1 x 1100 and 2 x 180l units which is considered sufficient.

Condition 16 requires a written programme of ground investigation for the presence of groundwater contamination and landfill gas. The report has been reviewed by the Council's Environmental Health Officers who have confirmed, following the receipt of revised details, that the details are sufficient to discharge part (a) of condition 16. Part B confirms that a remediation verification report detailing the remediation works undertaken in accordance with the RMS will be required before Condition 16 (b) can be discharged. This should include photographs of the formation level soils within the basement excavation and at least 2 No. samples to be taken of the formation level soils

and tested for TPH and a VOC suite.

- 2 Condition 18 requires details of the sound insulation of the floor/ ceiling/ walls separating the commercial parts of the premises from noise sensitive premises in residential use. The submitted technical report commissioned by Sound Solution Consultants (37195 R1) illustrates that satisfactory design criteria performance has been applied to satisfy the requirements of the condition which will protect the amenities of future occupiers.

Condition 19 requires secure and covered cycle storage area for 9 cycle. The applicant has provided details of two tier Josta stands housed within a secure structure. The transport team was consulted and confirmed that the details submitted are considered acceptable and condition 19 can be discharged.

Condition 20 requires the visual privacy to the bedroom windows overlooking the Colonnade, has been submitted for approval, the submitted elevation drawing is annotated to show the details of obscure glazing provided to prevent mutual overlooking between the window facing the Colonnade, to discharge condition 20.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2021/6078/P dated 06/05/2022). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to safeguard the character of the conservation area, neighbouring amenities, structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A1, A4, A5, D1, D2, CC4, and G1 of the London Borough of Camden Local Plan 2017.

- 3 You are advised that all conditions relating to planning permission dated 06/05/2022 reference no: 2021/6078/P which need details to be submitted, have been approved.
- 4 Demolition works should be carried out in accordance with Section 80 of the Building Act 1984 and be inspected, approved and monitored during demolition by the appointed engineer.

You are reminded that the works to support and integrate the retained façade shall be inspected, approved and monitored during the critical elements of construction by the appointed engineer and be overseen by a building control body.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer