

Application ref: 2022/2256/P
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Date: 16 September 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

DP9 Ltd.
100 Pall Mall
London
SW1Y 5NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31-32 and 33-34
Alfred Place
London
WC1E 7DP**

Proposal: Replacement of window with door and new windows at front ground and fifth floor, replacement and erection of new lift overruns, new plant enclosure at roof level and rear first floor, creation of roof terraces at seventh floor and fifth floor, installation of green roof and PV cells at rear second floor, and rooflights at front ground floor

Drawing Nos: Site Location Plan P001/B, P099/B, P100/B, P101/B, P102/B, P103/B, P104/B, P105/B, P106/B, P107/B, P120/B, P121/B, P131/B, P130/B, P205/D, P199/B, P200/B, P201/B, P202/B, P203/B, P204/B, P206/B, P205/D, P207/C, P400/C, P401/C, P500/C, P501/C, Design and Access Statement, (Environmental Noise Survey Report (prepared by Hann Tucker Associates dated 1/04/22), Plant Noise Assessment (prepared by Hann Tucker Associates dated 18/5/22), Fire Statement, Planning Statement (prepared by DP9 dated May 2022).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan P001/B, P099/B, P100/B, P101/B, P102/B, P103/B, P104/B, P105/B, P106/B, P107/B, P120/B, P121/B, P131/B, P130/B, P205/D, P199/B, P200/B, P201/B, P202/B, P203/B, P204/B, P206/B, P205/D, P207/C, P400/C, P401/C, P500/C, P501/C, Design and Access Statement, (Environmental Noise Survey Report (prepared by Hann Tucker Associates dated 1/04/22), Plant Noise Assessment (prepared by Hann Tucker Associates dated 18/5/22), Fire Statement, Planning Statement (prepared by DP9 dated May 2022).

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 5th floor and 7th floor roof terraces hereby approved shall be used by the occupiers of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in

dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 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 granted permission:

The proposals on the front elevation include the installation of new metal framed double glazed entrance doors, metal windows and a new metal louvre panel. These alterations are considered to be minor and would be finished in materials sympathetic to the host building and conservation area. Rooflights are proposed at ground floor level outside 31-32 Alfred Place. There are existing rooflights at 33-34 Alfred Mews. The rooflights would be set back from the pavement and would be screened by planters and would not be out of character with the surrounding area.

Two roof terraces are proposed at fifth level, with the replacement and installation of metal balustrades and the replacement of existing windows with metal doors to access the terraces. The doors and metal balustrades would be sympathetic to the host building and would be appropriate in the context of the conservation area. Existing metal balustrades are located at fifth floor at 33-34 Alfred Place which would be replaced, and the proposed would have a similar appearance to the existing. A further terrace is proposed at roof level, with black metal balustrades to match those at fifth floor. The terrace would largely be located on the front elevation with a small portion extending to the rear of the building, however, there would be sufficient distance to neighbouring occupiers and would not introduce significant overlooking opportunities. A condition has been attached limiting the use of the terraces to the building occupiers between 08:00 and 21:00 to protect the amenity of neighbouring occupiers.

A new plant enclosure is proposed at roof level and would have louvre panels. This would contain air handling units and a new smoke vent. The enclosure would be set back from the front elevation and would have limited visibility from

the public realm. The host building is of a similar height to buildings on Alfred Place, with an existing presence of roof plant enclosures on the host and neighbouring buildings. The proposed enclosure would not be out of keeping with the character and appearance of the surrounding area. A new lift overrun is proposed at roof level 31-32 Alfred Place and a replacement overrun would be located at 33-34 Alfred Place which would be constructed from brick. These would match the existing lift overrun in terms of materiality and footprint and are considered acceptable.

The proposals to the rear elevation include the installation of a new generator within a metal enclosure at first floor level which would be set behind the parapet wall and would not have a significant impact on the appearance of the rear elevation. Photovoltaic cells are proposed at second floor level which would be set behind the existing balustrade and would be flat and would have limited visibility from the public realm. A green living roof is proposed at second floor level which would be an aesthetic addition and would support biodiversity and is considered acceptable. A condition is attached requiring further details to be submitted.

The submitted noise impact reports have been reviewed by a member of the Council's Environmental Health Team who deem the proposals to be acceptable.

Two objections and one comment were received on the grounds of noise. It is considered that there is sufficient distance between the terrace and nearby residential occupiers and a condition would limit the hours of use. Conditions are attached ensuring that measures are in place to ensure the noise from the plant is acceptable. Thus the proposed terraces and plant would not have an adverse impact on the amenity of neighbouring occupiers.

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 (ERR) 2013.

- 2 As such, the proposed development is in general accordance with policies A1, A3, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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).

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer