

Application ref: 2021/2472/P
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Date: 28 April 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

Gluckmansmith Architects
112 Great Western Studios
65 Alfred Road
London
W2 5EU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**150 Royal College Street
London
NW1 0TA**

Proposal:

Removal of existing metal walkway and boundary railings. Infill of existing carpark and erection of four storey building (Ground to 3rd floor and green roof) comprising office workspace (Class E), associated landscaping, mews improvements and cycle provision.
Drawing Nos:

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing plans:

X_05_100 B, X_0S_100_002 A, X_00_100 C, X_00_101 C, X_00_102 C, X_00_201 B, X_00_202 C, X_00_203 A, X_00_301 A, X_00_302 A, 12_100 A, 12_101 A, 12_201 A, 12_202 A, 12_203 A, 12_301 A, 12_302 A.

Proposed plans:

L_00_101 A, L_00_104 A, L_00_100 C, _21_201_001 E, _21_201_002 B, _21_201_003 B, _21_201_004 B, _21_201_005 C, _21_202 F, _21_202_002 D, _21_202_003 C, _21_202_004 B, _21_202_005 B, _27_604, _34_603, _34_604, _00_200 F, _00_201 C, _00_202 C, _00_203 C, 00_204 B, 00_205, _00_001 A, _00_100 C, _00_101 C, _00_102 C, _00_103 C, _00_104 C, RCS-CDL-XX-XX-SK-TC-005,

Documents:

Design Access Statement Revision A (Gluckman Smith) 01.09.21, Covering letter (Gluckman Smith) 10 September 2021, Drainage Strategy & SuDS Development Design Note RCS-CDL-XX-XX-RP-C-10201 P01, Planning and Heritage Statement (David Lock Associates) May 2021, Noise Impact Assessment RFE-0271-20-03 (RF Environmental) April 2021, Air Quality Construction Impact Assessment RFE-0271-19-01-AQ (RF Environmental) October 2019, Delivery and Servicing Plan WB-CDL-XX-XX-RP-TC-003 (Cundall) 28 April 2021, Travel Plan RCS-CDL-XX-XX-RP-TC-002 P03 (Cundall) 28 April 2021, Travel Plan RCS-CDL-XX-XX-RP-TC-002 P03 (Cundall) 28 April 2021, Transport Statement RCS-CDL-XX-XX-RP-TC-001 P03 (Cundall) 28 April 2021, Daylight and Sunlight Report V2 (Point 2) April 2021, Geo-Environmental & Geotechnical Assessment (Ground Investigation) Report (Jomas) 19/03/2020, Energy and Sustainability Statement Rev 02 (Black & White) 12/05/2020, Biodiversity Impact Assessment (Greengage) April 2021, Preliminary Ecological Appraisal (Greengage) April 2021, Flood Risk and SuDS Statement (Hart Dixon) April 2021, Arboricultural Assessment & Method Statement (Barrell) 28th April 2021, Tree Protection Plan 19268-4 (Barrell), Statement of Community Engagement (Gluckman Smith) April 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings and the gate on Royal College Street.
- b) Samples and manufacturer's details of all new facing materials including glazing, bricks, window frames and terrace balustrades.
- c) A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The

panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork.

The relevant part of the works shall then be carried in accordance with the approved details.

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

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

5 Refuse and recycling

Prior to first occupation of the offices, the refuse and recycling storage areas shall be completed and made available.

The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of the offices and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

6 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

7 Cycle parking

Prior to first occupation, details of the following bicycle parking shall be submitted to and approved by the Local Planning Authority:

- 12 secure and covered long-stay spaces
- 2 short-stay spaces

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

8 Surface water drainage

Prior to the commencement of the development hereby permitted, full details of the proposed surface water drainage, for the construction, and operational phases of the development, shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Canal and River Trust), and thereafter implemented in accordance with the approved details.

Reason: To determine the potential for pollution of the waterway and likely volume of water, prior to work commencing. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site, and high volumes of water should be avoided to safeguard the waterway environment and integrity of the waterway infrastructure in accordance with Camden Local Plan policies CC1, CC2 and CC3.

9 Waterway wall

Prior to the occupation of the development hereby approved, a survey of the condition of the waterway wall, and a method statement and schedule of the repairs identified shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Canal and River Trust). The development shall be carried out in accordance with the approved details.

Reason: To ensure there is no adverse impact on the structural integrity of the waterway wall and the Regent's Canal as a result of the development in accordance with policies D1 and D2 of the Camden Local Plan 2017.

10 Lighting

Details of the proposed lighting scheme, to include a lux levels plan, and any mitigation for expected light spill, especially during the active period for bats between November - May, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter.

Reason: In the interest of ecology, visual amenity and the waterway setting in accordance with policies A2 and A3 of the London Borough of Camden Local Plan.

11 Landscaping

No development shall take place, except preparatory ground works, until full details of hard and soft landscaping, including full details of replacement trees, and means of enclosure of all un-built, open areas have been submitted to and

approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure the satisfactory appearance of the development, and the safety of waterway users and natural environment of the canal in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

12 This entry is left intentionally blank.

13 Bird and bat boxes

Prior to implementation of the development, except preparatory ground works, a plan detailing bird and bat box locations and types shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

14 Ground investigation - land contamination

At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site),:

- (a) A Phase 2 Assessment shall be carried out
- (b) The results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.
- (c) The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan.

15 Plant vibration

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.

16 Noise levels

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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 the machinery operating at maximum capacity.

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.

17 Anti-vibration

Prior to use, machinery, plant or equipment system 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 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.

18 Thames Water - piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure which requires protection, in accordance with Camden Local Plan policies CC1 and CC3.

19 Thames Water - infrastructure

No construction shall take place within 5m of the water main until a strategy has been submitted and approved in writing by the local planning authority in consultation with Thames Water and includes but is not limited to:

- A. A ground movement assessment for the area within 5m of the pipe
- B. A legal deed which indemnifies Thames Water against liability for all damage/costs to the building if the trunk water main becomes damaged
- C. Agreement of a safe method of working with Thames Water

so as to prevent the potential for damage to subsurface potable water infrastructure. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all

times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure, which requires protection, in accordance with Camden Local Plan policies CC1 and CC3.

20 Water efficiency

All toilets in the development shall be low and dual flush. All taps and shower heads shall be low flow.

Rainwater shall be collected and stored for irrigation of the green spaces.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Camden Local Plan policy CC3.

21 Photovoltaic cells

Prior to first occupation of the buildings, 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.

22 Green roof

Prior to commencement of development, except preparatory ground works, 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
- 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

23 Air Source Heat Pumps

Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures with regards the air source heat pumps and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

24 Class E(c)

The proposals hereby approved for office use shall only be used within Class E(c) (including parts i, ii and iii) of the Town and Country Planning Use Classes, as amended on 1 September 2020 and for no other purposes within Class E.

Reason: To secure the employment benefits of the scheme in accordance with policy E1 of the Camden Local Plan, and to ensure there are no uncontrolled amenity issues from other uses within Class E in accordance with policy A1.

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 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer