

Application ref: 2021/5347/P
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Date: 24 August 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**24 Endell Street
London
WC2H 9HQ**

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). Retention and refurbishment of basement to allow for continued studio use (Sui Generis).

Drawing Nos: 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, Technical Energy Note prepared by GDMP Mar 2022

Drawing numbers:

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-PL02, 1183-PL-GA 02-PL02, 1183-PL-GA 03-PL02, 1183-PL-GA 04-PL03, 1183-PL-GA 05-PL03, 1183-PL-GA RF-PL03, 1183-PL-GA RF-PVZ-PL01, 1183-PL-GE 01-PL03, 1183-PL-GE 02-PL03, 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-PL, 1183-PL-FA 04-PL01

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 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, Technical Energy Note prepared

by GDMP Mar 2022

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

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Proposed drawings

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

- 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 67 long stay cycle spaces and 22 short stay cycle spaces as shown on the ground floor plan hereby approved ref. 1183_PL-GA-00 PL02 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 policies 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)

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.

- 4 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.

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