

Application ref: 2022/2626/P
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Date: 27 October 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

Alan Cook Consultancy
22 Eaton Row
London
SW1W 0JA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Central London Police Station
16 - 24 Whitfield Street
London
W1T 2RA

Proposal:

Extensions at second floor and fourth floor levels to provide commercial (Class E) floorspace, new external plant area and external amenity areas at third and fourth. Alterations to Tottenham Court Road elevation involve installation of double-glazed aluminium windows and grey aluminium panels at first floor following the removal of ventilation grills. Removal of existing plant room at fourth floor level and associated alterations.

Drawing Nos: L761-P(0)435(1), L761-P(0)434C, L761-P(0)433D, L761-P(0)432(1), L761-P(0)431(2), L761-P(0)430E, L761-P(0)429B, L761-P(0)425(2), L761-P(0)424(2), L761-P(0)423(2), L761-P(0)422(2), L761-P(0)421(2), L761-P(0)420(2), L761-P(0)307(2), L761-P(0)306C, L761-P(0)305(2), L761-P(0)301(2), L761-P(0)300(2), L761-P(0)104B, L761-P(0)103B, L761-P(0)102D, L761-P(0)101B, L761-P(0)110B, L761-P(0)327C, L761-P(0)328C, L761-P(0)316C, L761-P(0)325C, Noise Survey and Plant Noise Assessment Report 31 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 and supporting documents:

L761-P(0)435(1), L761-P(0)434C, L761-P(0)433D, L761-P(0)432(1), L761-P(0)431(2), L761-P(0)430E, L761-P(0)429B, L761-P(0)425(2), L761-P(0)424(2), L761-P(0)423(2), L761-P(0)422(2), L761-P(0)421(2), L761-P(0)420(2), L761-P(0)307(2), L761-P(0)306C, L761-P(0)305(2), L761-P(0)301(2), L761-P(0)300(2), L761-P(0)104B, L761-P(0)103B, L761-P(0)102D, L761-P(0)101B, L761-P(0)110B, L 761-P-(0) 327C, L 761-P-(0) 328C, L 761-P-(0) 316C, L 761-P-(0) 325C, Noise Survey and Plant Noise Assessment Report 31 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The basement cycle storage area for 58 long stay cycles shown on the basement floorplan hereby approved shall be provided in its entirety prior to the first occupation of any part of the offices, 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 terrace hereby approved at third-floor level shall only be used Monday to Friday between 09:00 to 19:00 hours and the terrace on fourth floor shall only be used Monday to Friday between 09:00 to 20:00 hours. The terrace shall only be used for maintenance purposes outside of these hours.

Reason: In order to safeguard surrounding residents from noise and disturbance in accordance with Camden Local Plan Policy A1.

- 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 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

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 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.
- 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.

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

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

Daniel Pope
Chief Planning Officer