

Application ref: 2021/3603/P
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Date: 26 October 2022

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

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planning@camden.gov.uk
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Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**14-16 Leeke Street and 1-6 Field Street
London
WC1X 9HJ**

Proposal:

Extension at first floor level to provide additional office floorspace (Use Class E(c)) floorspace, and extension with terrace at third floor level to provide two additional residential units(Use Class C3) plus rooftop plant and elevation alterations including replacement of metal cladding with brickwork

Drawing Nos: 1878-D00-01 P1, 1878-D00-10 P1, 1878-D00-01 P1, 1878-D00-11 P1, 1878-D00-12 P1, 1878-D00-13 P1, 1878-D00-14 P1, 1878-D00-20 P1, 1878-D00-21 P1, 1878-D00-22 P1, 1878-D00-30 P1, 1878-D00-31 P1, 1878-D00-32 P1, 1878-D00-33 P1, 1878-D00-34 P1, 1878-D00-40 P1, 1878-D00-41 P1, 1878-D00-42 P1, 1878-D00-43 P1, 1878-D01-10 P4, 1878-D01-11 P4, 1878-D01-12 P4, 1878-D01-13 P4, 1878-D01-14 P4, 1878-D01- 20 P2, 1878-D01- 21 P2, 1878-D01-22 P2, 1878-D01- 30 P5, 1878-D01-31 P5, 1878-D01-32 P5, 1878-D01-33 P5, 1878-D01-34 P5, 1878-D01-40 P3, 1878-D01- 41 P3, 1878-D01- 42 P3, CGI's of Proposed Elevations x 3, Design & Access Statement February 2022, Daylight Sunlight & Sun Hours on Ground February 2022, Air Quality Report March 2022, Energy Report - New Build Apartments March 2022, Energy Strategy for Refurbished Areas March 2022, CMP Pro forma Rev B March 2022, Planning Statement, Sustainability Statement P1857, Transport Statement July 2021, Bauder Extensive Green Roof System Maintenance Procedure V6(2), DO901/03-001_0-4DEG_200-ExtInt-S-DB_001, Bauder Total Roof System Rev: September 2020, Bauder XF301 Sedum System Rev: January 2018, Planning Compliance Report 22784.PCR.01 Rev B.

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: 1878-D00-01 P1, 1878-D00-10 P1, 1878-D00-01 P1, 1878-D00-11 P1, 1878-D00-12 P1, 1878-D00-13 P1, 1878-D00-14 P1, 1878-D00-20 P1, 1878-D00-21 P1, 1878-D00-22 P1, 1878-D00-30 P1, 1878-D00-31 P1, 1878-D00-32 P1, 1878-D00-33 P1, 1878-D00-34 P1, 1878-D00-40 P1, 1878-D00-41 P1, 1878-D00-42 P1, 1878-D00-43 P1, 1878-D01-10 P4, 1878-D01-11 P4, 1878-D01-12 P4, 1878-D01-13 P4, 1878-D01-14 P4, 1878-D01-20 P2, 1878-D01- 21 P2, 1878-D01-22 P2, 1878-D01- 30 P5, 1878-D01-31 P5, 1878-D01-32 P5, 1878-D01-33 P5, 1878-D01-34 P5, 1878-D01-40 P3, 1878-D01- 41 P3, 1878-D01- 42 P3, CGI's of Proposed Elevations x 3, Design & Access Statement February 2022, Daylight Sunlight & Sun Hours on Ground February 2022, Air Quality Report March 2022, Energy Report - New Build Apartments March 2022, Energy Strategy for Refurbished Areas March 2022, CMP Pro forma Rev B March 2022, Planning Statement, Sustainability Statement P1857, Transport Statement July 2021, Bauder Extensive Green Roof System Maintenance Procedure V6(2), DO901/03-001_0-4DEG_200-ExtInt-S-DB_001, Bauder Total Roof System Rev: September 2020, Bauder XF301 Sedum System Rev: January 2018, Planning Compliance Report 22784.PCR.01 Rev B.

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of all including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external door enterances and gates;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Before the brickwork is commenced, a sample panel (1m x 1m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on third floor facing east elevation and shall be erected on the east side of the second floor terrace for flat No.23, prior to commencement of use of the roof terrace and shall be permanently retained.

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.

- 6 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.

- 7 The approved cycle storage facilities to cater for:

- 13 Long - stay spaces, including 1 non-standard cycle space (office)
- 4 Long - stay spaces, including 1 non-standard cycle space (residential)

The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the building, and permanently retained for their designated purposes thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 8 Units 33 and 34, as indicated on plan (No.1878-D01-13 P4) hereby approved

shall be designed and constructed in accordance with Building Regulations Part M4 (1), and two of the existing units should be ungraded in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 10 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.

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 The non-standard cycle parking space would have to be clearly signposted and/or identified with ground markings denoting they are for non-standard cycles. All doors/gates leading to the cycle storage should be automated with a push button or pressure pad.
- 5 Any signage to be added to the proposed building would require a separate application for advertisement consent.
- 6 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer