

Address:	40 Bernard Street London WC1N 1LE		3
Application Number(s):	2021/3013/P	Officer: Kristina Smith	
Ward:	Bloomsbury		
Date Received:	14/12/2021		
<p>Proposal: Refurbishment of fifth floor level including recladding and sixth floor roof extension above with terraces at fifth and sixth floor levels to provide additional office floorspace; provision of relocated plant enclosure and PV panels above.</p>			
<p>Background Papers, Supporting Documents and Drawing Numbers:</p> <p><u>Existing drawings</u> 356 (GA) 001; 356 (EX) 099 (PL1); 356 (EX) 100 (PL1); 356 (EX) 105 (PL1); 356 (EX) 106 (PL1); 356 (EX) 200 (PL1); 356 (EX) 201 (PL1); 356 (EX) 202 (PL1); 356 (EX) 203 (PL1); 356 (EX) 204 (PL1); 356 (EX) 205 (PL1); 356 (EX) 206 (PL1); 356 (EX) 300 (PL1); 356 (EX) 301 (PL1);</p> <p><u>Proposed drawings</u> 356 (GA) 099 (PL2); 356 (GA) 100 (PL2); 356 (GA) 105 (PL2); 356 (GA) 106 (PL2); 356 (GA) 107 (PL2); 356 (GA) 200 (PL3); 356 (GA) 201 (PL3); 356 (GA) 202 (PL2); 356 (GA) 203 (PL3); 356 (GA) 204; 356 (GA) 205 (PL2); 356 (GA) 300 (PL3); 356 (GA) 301 (PL3); 356 (GA) 320 (PL3); 356 (GA) 321 (PL3)</p> <p><u>Documents</u> Planning Statement (prepared by Walsingham Planning, dated May 2021); Energy and Sustainability Statement (dated 25/05/2021); Design & Access Statement (prepared by halebrown, dated May 2021); Daylight and Sunlight Report (prepared by Colliers, dated May 2021); BREEAM Pre-Assessment V6 (dated 27.07.2023); Stage 2 Fire Safety Strategy (prepared by Helios, dated 8th April 2024); Transport Statement (prepared by Motion, dated 19/05/2021); Travel Plan (prepared by Motion, dated May 2021); Noise Assessment (prepared by The Equus Partnership, dated May 2021)</p>			
<p>Recommendation Summary: Grant conditional planning permission subject to a Section 106 Legal Agreement.</p>			
Applicant:	Agent:		
Tudehope Ltd	Walsingham Planning Bourne House Cores End Road Bourne End SL8 5AR		

Analysis Information

Land Use Details:			
	Use Class	Use Description	Floorspace (Gross Internal Area GIA sqm)
Existing	Office (Class E)*		13,595
Proposed	Office (Class E)*		14,555
	Uplift		+960

* N.B Lower floors in temporary use as teaching space (see planning history section)

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

Officers' Report

Reason for Referral to Committee

Non-residential development involving the construction of a building or extension resulting in an increase of more than 500sqm of non-residential floor-space [clause 3(ii)].

Executive Summary

- i. The application site is a large building fronting Bernard Street (on its south elevation) and bounded by Marchmont Street to the east and Herbrand Street to the west. To its north is a connected building constructed at the same time and of the same architectural expression as the application site. This building fronts Coram Street and is occupied by Holiday Inn. The site is a ground plus 6 storey building with the top storey recessed. It is a mid-20th century building with a strong horizontal expression with bands of brickwork and grey metal framed windows. The building is not situated in a conservation area but does have good visibility from the adjacent Bloomsbury Conservation Area. It is not listed but is surrounded by several listed buildings including the Brunswick Centre to the east.
- ii. The existing building is used as offices and the proposals are for the extension, refurbishment and intensification of the office use. The refurbishment to provide high quality, flexible office space and the intensification of the existing employment use within the Central Activities Zone would be in accordance with both local and national policies. With an uplift of 960sqm, the development is required to provide on-site residential housing by policy H2. The development would not provide any housing on-site as an effective design solution has not been found that would allow for residential to be provided with its own independent core. Providing the housing off-site on sites in the applicant's ownership has been explored but for reasons explained in more detail in the 'Housing' section of the report, would not have led to a policy compliant

situation. However, a full payment-in-lieu for both market and affordable housing will be secured by Section 106 agreement.

- iii. The proposed development comprises the erection of two new floors with terrace areas at fifth and sixth floor levels following the removal of an existing recessed storey. The proposals would be sympathetic, subordinate and of a high standard of design quality and materiality which would preserve the character as well as views from the adjacent conservation area. The proposals would also preserve the setting and significance of nearby listed buildings.
- iv. The development would not result in harm to neighbouring amenity, nor to the local transport network or infrastructure subject to the recommended conditions and S106 obligations. The development would also improve the building's performance in sustainability terms meeting local and regional energy and sustainability targets.
- v. As such, it is recommended that planning permission is granted subject to conditions and a Section 106 legal agreement.

1 Site

- 1.1 The application site is located on the northern side of Bernard Street and bounded by Marchmont Street to the east and Herbrand Street to the west. The site comprises a ground plus 6 storey building with various set back plant room structures at roof level and covers an area of approximately 0.2052 hectares (2,052sqm). In terms of the proposed development, this application relates to the 5th floor only. The lower floors have been recently internally refurbished and most of the building is temporarily occupied by UCL as teaching space (see planning history). The ground floor includes various retail units.

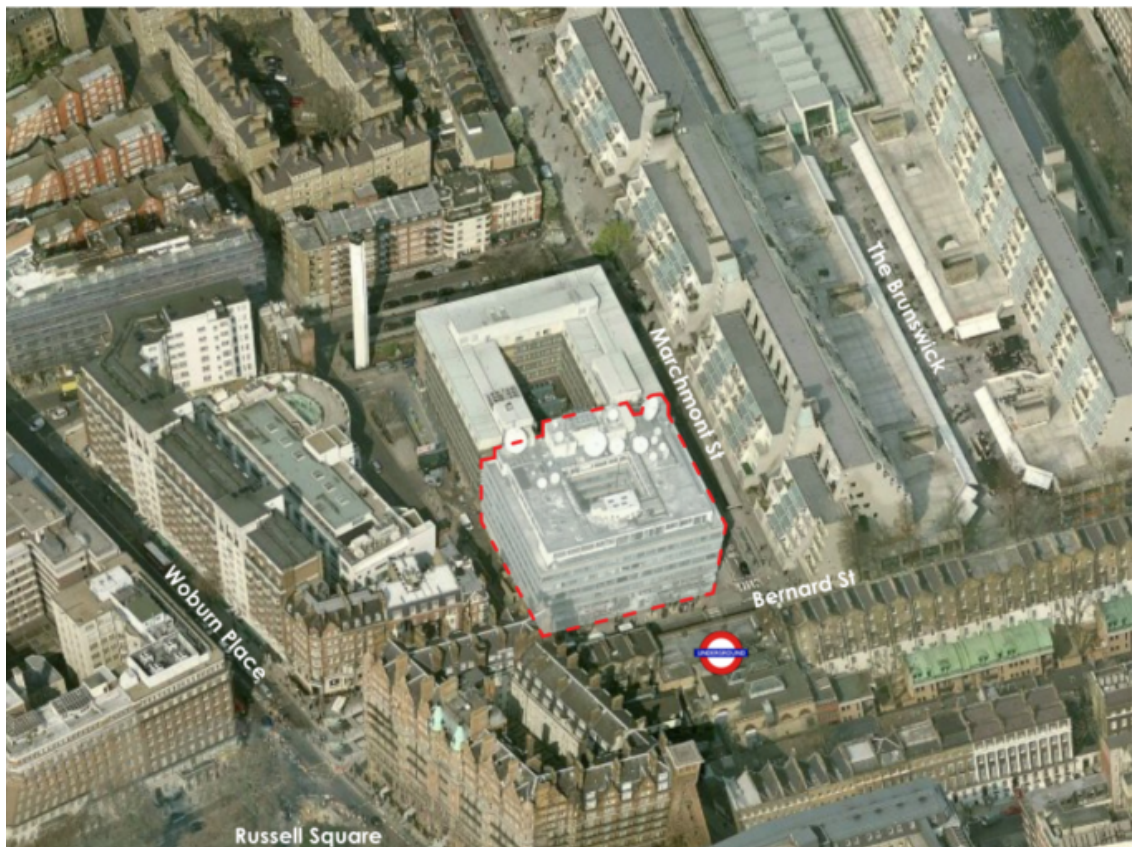


Image 1 – Existing aerial view looking north (site shown outlined in red)

- 1.2 The application site is not situated within a conservation area, but the Bloomsbury Conservation Area wraps around it to the east, south and west. A number of listed buildings surround the site. To the east of the site, the Brunswick Centre is Grade II listed. To the south, a listed Georgian terrace on Bernard Street (no's 11-28) and Russell Square Underground Station building, both Grade II listed; and to the west, Art Deco 7 Herbrand Street which is also Grade II listed.
- 1.3 The application site is a late 20th Century office building with strong horizontal alternate bands of brick and metal framed glazing. The fifth floor is a setback storey and is finished in white render. A central lightwell provides daylight to the office floors and the service yard at ground floor level. It adjoins a building of the

same architecture and of slightly larger footprint which is in use as a large hotel occupied by Holiday Inn.

- 1.4 In terms of land use, the area surrounding the site is characterised by a mix of commercial, residential, hotel and office uses. The nearest residential dwellings are located at the Brunswick Centre to the east and on the south side of Bernard Street to the south.
- 1.5 The site has the following planning policy designations:
 - Central London Area
 - Central Activities Zone
 - Crossrail contribution zone
 - Knowledge Quarter Innovation District
 - Strategic View (view from Primrose Hill to St Pauls)
 - Strategic View Background (Background consultation area from Blackheath Point to St Pauls)
 - Underground development constraints (subterranean groundwater flow and slope stability).
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 6b (the best). The nearest London Underground Stations are Russell Square (opposite), Euston, and Holborn which are all a short walk away. There are also numerous bus services in close proximity along Euston Road and Woburn Place.

2 Proposal

- 2.1 The proposal is for the following works:
 - Refurbishment of existing 5th floor office including external re-cladding;
 - Single storey roof extension including terrace at 6th floor level;
 - Upgrading and relocation of plant area;
 - Installation of PV cells to roof; and
 - Provision of 20 long stay cycle spaces at basement level and 2 short stay spaces at ground floor level.
- 2.2 During the course of the application period, the following revisions were made / new information provided:
 - Sixth floor redesigned to match the character of the existing building with buff brick horizontal banding;
 - Canopies / brise-soleils removed;
 - Fire statement submitted; and
 - BREEAM 'Excellent' rating confirmed.



Image 2 – Proposed street view

3 Relevant history

The site

2021/5595/P - Temporary change of use of the second (part), third and fourth floors from Office (Class E) to Education (Class F1) for the University College London until 30 June 2027. **Granted 21/01/2022.**

2019/4413/P - Installation of 3 external air intake grilles on Marchmont Street (east) elevation in connection with existing office use. **Granted 30/10/2019.**

2011/3351/P - Alterations to fifth floor level including installation of two air conditioning units in existing plant enclosure, replacement of single glazed windows/doors with double glazed windows/doors, replacement of metal railings with glazed panels on south elevation with frameless glass balustrade and stainless steel handrail, installation of new stairs to terrace, handrails and retractable awnings to east and west elevations, replacement of part of roof covering with new insulated felt, removal of existing rooflights, and installation of infill rendered panels to office building (Class B1). **Granted 09/09/2011.**

2007/5164/P - Extension at fifth floor level to the south, east and west, partially over the existing balconies of office together with installation of plant (4 units in total - 2x air handling units + 2x condensers) on internal balconies at 5th floor level. **Granted 21/12/2007.**

9000116 - Change of use of fifth floor of building from residential to office use. **Granted 26/06/1990**

4 Consultation Summary

Local groups/stakeholders

4.1 The Bloomsbury CAAC objected to the design as submitted on the following grounds:

- Strong objection to the reflective mottled underside to the canopies to the proposed upper floors acceptable this shiny material, apparently to be animated at night by coloured lights, is completely inappropriate and harmful to the conservation area generally and in particular for this modest but well-made modernist building with reserved material palette.
- Form and shape of the proposals are acceptable.
- Regret that there is nothing in the proposals to improve the facade at ground level onto Bernard Street. which is a 'chaos of signage and blind shop fronts' detracting from the setting of Russell Square Underground station.

Officer response: the design has been revised since this objection was submitted. There are no longer canopies or reflective material proposed. The ground floor is outside the remit of the application and is occupied by a variety of different leaseholders.

Adjoining Occupiers

4.2 Multiple site notices were displayed (1 on Bernard Street, 1 on Herbrand Street and 1 on Marchmont Street) from 24/08/2021 until the 13/09/2021.

4.3 Following the submission of a materially different revised design, reconsultation took place via site notices in the same locations, displayed from 10/03/2023 until 03/04/2023.

4.4 A press notice was not required in this instance as the site is not in a conservation area. No responses were received.

5 Policies & Guidance

5.1 National Planning Policy Framework 2023

5.2 NPPG

5.3 The London Plan 2021

5.4 Mayor's Supplementary Planning Guidance

5.5 Camden Local Plan (2017)

- G1 Delivery and location of growth
- H2 Maximising the supply of self-contained housing from mixed-use schemes
- H4 Maximising the supply of affordable housing
- C6 Access for all
- E1 Economic development
- E2 Employment premises and sites
- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC4 Air quality
- CC5 Waste
- T1 Prioritising walking, cycling and car-free development
- T2 Parking and car-free development
- T3 Transport infrastructure
- T4 Sustainable movement of goods and materials
- DM1 Delivery and monitoring

5.6 Supplementary Planning Guidance

- Access for All CPG 2019
- Air Quality CPG 2021
- Amenity CPG 2021
- Design CPG 2021
- Developer Contribution CPG 2019
- Employment sites and business premises CPG 2021
- Energy efficiency and adaptation CPG 2021
- Housing CPG 2021
- Transport CPG 2021

5.7 Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for which consultation has now ended (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6 Assessment

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use principles
8	Design and Heritage
9	Impact on neighbouring amenity
10	Air quality
11	Sustainable design and construction
12	Transport
13	Refuse and recycling
14	Employment and training opportunities
15	Fire Safety
16	Planning obligations
17	Community Infrastructure Levy (CIL)
18	Conclusion
19	Recommendations
20	Legal comments
21	Conditions
22	Informatives

7 Land use principles

Principle of development

- 7.1 Policy G1 of the Local Plan sets out how the Council will create conditions for growth to deliver homes, jobs and infrastructure by supporting development that makes the best use of the site, providing a mix of uses in accessible parts of the borough to deliver 16,800 new homes, 695,000sqm of new office floorspace and 30,000sqm of new retail floorspace by 2031. The Council anticipate growth to be delivered across the whole Borough, but with Central London playing a significant role in facilitating and accommodating that growth.
- 7.2 London Plan Policy GG2(C) sets out that development should proactively explore the potential to intensify the use of land to support additional workspaces, promoting higher density development, particularly in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. London Plan Policy GG2(D) highlights that proposals should use a design-led approach to determine the optimum development capacity of sites. London Plan Policy D3 requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites.
- 7.3 Policy E1 of the Local Plan echoes this and makes specific reference to improvements to the quality, flexibility and adaptability of office space. Policy E1 sets out that proposals should be supported for new office provision, refurbishment and mixed-use development.
- 7.4 Taken as a whole, the existing site comprises 13,595sqm of office (Class E) floorspace. The proposed development would result in an increase of 960sqm to provide 14,555sqm of office floorspace. The development would not provide any

on-site housing, but would maintain and increase the existing character and use of the building. The proposed improvement and refurbishment of the existing building and the intensification of business use at the site within the Central London Area and Knowledge Quarter Innovation District would help meet the aspirations of both local and regional policy to intensify the employment function of the Central London Area.

Proposed office use

- 7.5 The proposed development would deliver an increase of 960sqm office floorspace at site, increasing the onsite provision to 14,555sqm. The site is located within the Central London Area in the Central Activities Zone, which the London Plan identifies as the country's most important strategic office location. The site also falls within the Knowledge Quarter Innovation District which is a cluster of world-class academic, cultural, research, scientific and media institutions and organisations.
- 7.6 Policy E1 of the Local Plan supports the provision of a range of business and employment floorspace including the intensification of existing employment sites and seeks to direct new office development to the growth areas, Central London, and the town centres to meet expected demand. Policy E2 of the Local Plan reiterates that sites which are suitable for business use will be protected and the intensification of employment uses will be supported provided they are maintained or increased. Policy E2 goes on to state that where premises or sites are suitable for continued business use, the Council will consider higher intensity redevelopment schemes which improve functional efficiency, maintain or, preferably, increase the amount of employment floorspace and number of jobs. Redevelopment should retain as far as possible existing businesses that desire to remain on the site and the re-provided employment floorspace on the proposal site should be designed flexibly to be able to accommodate a range of business types and sizes, in particular small and medium-sized enterprises (SMEs) and businesses in growth sectors such as the creative industries.
- 7.7 It is understood the existing fifth floor tenant is soon vacating the premises and the refurbished fifth floor and sixth floor will be marketed to new tenant(s). The occupiers of the rest of the building, including UCL, would remain in the building for the duration of the works. As such, the proposed development would not displace existing tenants or cause harm to CAZ functions or Camden's local economy.
- 7.8 The proposals involve the refurbishment and intensification of the existing office function of the building, utilising unused land to the rear of the site to provide an uplift in floorspace with a flexible floorplate to cater for future changes in demand. The refurbishment to provide high quality, flexible office space and the intensification of the existing employment use within the Central Activities Zone would be in accordance with both local and national policies.
- 7.9 The Employment Sites and Business Premises CPG sets out how the Council will seek to use planning obligations to secure an element of affordable SME workspace from large scale employment developments with a floorspace of

1,000sqm (GIA or gross internal area) or more. As the employment floorspace uplift is below 1,000sqm, this requirement is not triggered; however, the proposed office accommodation has been designed to be fully flexible to cater for future changes in office or commercial demand for a range of different tenants.

- 7.10 Given the location of the site within the CAZ and the existing office use of the site, the increase in office floorspace is considered appropriate in this location, and the development would contribute towards a successful and inclusive economy in accordance with policies G1, E1 and E2 of the Local Plan, and London Plan policies GG1, GG2, E1 and SD4.

Mixed use policy and residential accommodation

- 7.11 Policy H2 promotes a mix of uses in new developments, including a contribution to the supply of housing. In the Central London Area, where development involves additional floorspace of more than 200sqm (GIA), the Council requires 50% of the additional floorspace to be provided as self-contained housing. This is required to be provided on site, particularly where 1,000sqm (GIA) of additional floorspace or more is proposed. The proposed development would involve an uplift of 960sqm of office (class E) floorspace which generates a requirement for 480sqm of the overall uplift to be provided as self-contained residential housing.
- 7.12 The first part of Policy H2 provides a set of criteria which will be considered when determining whether self-contained housing is required as part of a mix of uses. These include:
- a. the character of the development, the site and the area;
 - b. site size, and any constraints on developing the site for a mix of uses;
 - c. the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
 - d. whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and
 - e. whether the development is publicly funded or serves a public purpose.
- 7.13 The second part of policy H2 considers whether housing should be provided on-site or off-site, and states that the following additional criteria will be considered:
- f. the need to add to community safety by providing an active street frontage and natural surveillance;
 - g. the extent of any additional floorspace needed for an existing user;
 - h. the impact of a mix of uses on the efficiency and overall quantum of development;
 - i. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
 - j. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

- 7.14 The proposed development does not include any on-site housing. Officers consider the wider area to be well suited to additional housing given its accessibility, mixed use character including residential, and nearby supporting services and amenities. The applicant was encouraged to explore the provision of on-site housing at pre-application stage but discounted it on the basis that the building does not lend itself well to residential accommodation. The applicant points to the fact the site is solely office currently and introducing housing would require the provision of a dedicated residential core plus ancillary facilities including refuse and cycle store. Given the proposal concerns only the fifth floor and the remainder of the building would remain in use by its existing occupiers, there is apparently no way to provide these supporting uses without significant disruption to floors outside the application scope. As further justification the applicant states that including on-site housing would not represent efficient development due to the limited amount of residential floorspace involved (<500sqm). Once the provision of ancillary facilities and circulation space has been factored in, the remaining floorspace would equate to 3-4 market units.
- 7.15 It is noted that the policy text of H2 and its reasoned justification recognises the challenges associated with providing on-site housing in schemes where the uplift is less than 1,000 sqm, as in this case. Officers accept the justification for not providing on-site housing and do not consider there to be a conflict with policy H2.
- 7.16 Where the Council is satisfied that providing on-site housing is not practical or housing would more appropriately be provided off-site, we will seek provision of housing on an alternative site nearby, or exceptionally a payment-in-lieu.
- 7.17 The applicant initially proposed off-site provision at another site that was, at the time of the pre-application, in the applicant's ownership. The suggested site was 64-65 Guilford Street which was vacant at the time, but had a lawful use as a HMO (Sui Generis) specifically providing accommodation to employees of the Imperial London Hotel. The existing HMO was not just a form of residential floorspace but also *affordable* residential floorspace. Policy H5 seeks to retain affordable housing accommodation of all types and paragraph 3.133 is of particular relevance to this situation, "*Where the existing housing is for key workers or provided in connection with a job, redevelopment should provide for the same group of occupiers unless their needs have been met elsewhere, in which case social-affordable rented housing and intermediate housing will be sought*".
- 7.18 The initial pre-application proposal therefore was seeking to use an existing residential site as a donor site for the current application. Whilst 64-65 Guilford Street was not in use as self-contained 'Class C3' accommodation and policy H2 seeks to create C3 self-contained residential units, it ultimately seeks to create *additional* housing floorspace and in pursuit of this aim does not distinguish between housing type (i.e. C3 and non-C3 floorspace). Therefore, it was deemed not appropriate to use the donor site for off-site housing and the applicant does not own any further sites.

- 7.19 A payment-in-lieu is therefore accepted on this site. The amount is calculated at **£720,000** which is the policy H2 compliant amount of residential floorspace (960 sqm x 50% target = 480 sqm) multiplied by the rate of payment in lieu of self-contained housing including market and affordable housing (£1,500). This will be secured by a Section 106 legal agreement which would be payable prior to occupation of the new office floorspace.

Conclusion

- 7.20 Given the location of the site within the CAZ and Knowledge Quarter and the existing office use of the site, the refurbishment and intensification of office use is considered appropriate in this location, and the development would contribute towards a successful and inclusive economy. Whilst no housing would be provided on-site or off-site, officers are satisfied that it is not practical to provide it on-site and off-site opportunities have been explored and discounted. A payment-in-lieu is therefore acceptable which will go towards providing new housing in the Borough.

8 Design and Heritage

Legislative background

The Planning (Listed Building and Conservation Area) Act 1990

- 8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.2 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings and the character and appearance of conservation areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).
- 8.3 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2023 (NPPF)

- 8.4 The NPPF requires its own exercise to be undertaken as set out in chapter 16 (Conserving and enhancing the historic environment). Paragraph 201 requires

local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 205-208 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 208 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy review

- 8.5 London Plan policies 7.1 - 7.7, policy D1 of the Local Plan and CPG (Design) seek to secure high quality design. Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well with the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 is also relevant given the application site's proximity to the Bloomsbury Conservation Area and several listed buildings. It requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Proposed design

- 8.6 The design has evolved over the course of pre-application negotiations and further changes during the course of the planning application process. Initially the design proposed the same massing as the current proposal, but with metal cladding over the entirety of the fifth and sixth floors and the incorporation of deep metal canopies held up on columns.
- 8.7 Officers had concerns with the design, considering the canopies to be excessively large and required mainly to provide solar shading for the large extent of glazing proposed. The metal cladding was also considered to be very prominent and when used in large expanses, result in a cheap and incongruous appearance.
- 8.8 The revised design has replaced the previously proposed metal cladding at fifth floor level with brick slips that match, as closely as possible, those on the rest of the building. The full height glazing has been retained but the openings now have solid panels either side of the glazing and the windows are set back in deep reveals to reduce solar gain. Given the set-backs, the height of the glazing would not be appreciated from ground floor level and the windows would appear to reduce in scale moving up the building. The fifth and sixth floor windows are centred on the window openings below for a more cohesive appearance.
- 8.9 At roof level there is presently a substantial amount of plant in various locations (at both fifth floor and main roof level) as a result of piecemeal works over the building's lifetime. It is understood that a lot of this is decommissioned and does

not need to be reprovided. A PV array is proposed to the east and west of the lightwell. A metal balustrade around the lightwell would enable safe access for maintenance. It would not be perceptible from street level given the significant setback and low balustrade height. The relocated plant room is also proposed at roof level. This would be a 2.6m high open-air enclosure with louvered sides. It would be well set in from the edge of the roof on all sides (9.5m from east and west; 24m from south; adjoining building sited to north) so as to hide it in all street level views.

- 8.10 Terraces are provided at fifth and sixth floors, finished with a metal balustrade that is appropriately plain and restrained in style.

Significance of the Heritage Assets

- 8.11 The following section appraises the significance of nearby heritage assets as far as is relevant to the context of the application, before considering how the significance of these assets would be impacted by the proposals. Image 3 shows a map of the nearby designated heritage assets surrounding the site.



Image 3 – heritage assets surrounding the site

- 8.12** The application site is located adjacent to the Bloomsbury Conservation Area which in effect wraps around the site to the east, south and west. The adjacent conservation area is split into Sub Area 11: Queen Square/ Red Lion Square to the south and west and Sub Area 12: Coram's Fields/ Brunswick Centre to the east. The nearest listed buildings are the Grade II Brunswick Centre to the east, Grade II no's 11-28 Bernard Street and Russell Square Underground Station to the south and Grade II no.7 Herbrand Street to the west.



Image 4 – Bloomsbury Conservation Area

8.13 The Bloomsbury Conservation Area was designated in 1968. It is a large Conservation Area, extending from Euston Road in the north to High Holborn/ Lincoln's Inn Fields/ Carey Street in the south, and from Tottenham Court Road in the west to Gray's Inn Road/ King's Cross Road in the east.

8.14 The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted on 18th April 2011 and notes that "Bloomsbury is widely considered to be an internationally significant example of town planning." The statement goes on to describe the character of the area:

"The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of

central London to the suburbs during the later 19th and 20th centuries.” (para 1.2).

- 8.15 It is this consistency in street pattern, spatial character and predominant building forms which is considered to contribute to the area’s architectural and historic significance.

Assessment

- 8.16 The proposal involves an additional storey above the existing building, as well as refurbishment of the existing fifth floor. The treatment of the fifth floor would have matching buff brick slips to tie in with the materiality of the existing building. Its fenestration would have more of a relationship with the lower floors with windows positioned to align. It would have the same prominence as the existing fifth floor as there is no increase to footprint; however, it would have a much improved relationship owing to the improvements to material palette and fenestration allowing it to read as a continuation.
- 8.17 The additional floor would be finished in grey metal cladding and fenestrated to match the refurbished fifth floor. Owing to its set back, it would not appear as a dominant roof extension. It would not be perceptible in most close views, with more legibility in longer views mainly looking east and west down Bernard Street.
- 8.18 The north elevation of both the fifth and sixth floors would be treated in metal cladding but this elevation would hardly be perceptible in public views as the elevation faces the neighbouring building. Fleeting views would be possible from Marchmont Street and Herbrand Street but from very specific locations on the street and only in upward views.
- 8.19 The closest listed building, the Brunswick Centre, is itself a large-scale modern structure so is not as sensitive as an older structure of a finer grain might be. It faces grade-II-listed Russell Square Station but, again, the additional bulk will not be able to be appreciated from or near the station itself. The most prominent viewing angle from Coram Street and Herbrand Street, is already dominated by the existing building, with the Brunswick Centre in the background. It is not considered that the additional height would materially alter this view.
- 8.20 As part of the assessment of the impact on designated and non-designated heritage assets and the local townscape, a visualisation of the proposed development from a sensitive viewpoint close to the junction of Herbrand Street and Guildford Street was prepared. The visualisation demonstrates that the development would be sympathetic and subordinate to the host building and would help to rationalise the existing situation which comprises of a white rendered top storey that appears at odds with the architectural treatment of the lower floors. Furthermore, it shows that the plant room, which is well set back in the plan, would not be visible in this important view. As such it serves to demonstrate that the proposal would preserve the character and appearance of the building, the contribution it makes to the townscape, and the setting of the Bloomsbury Conservation Area.



Existing view looking north up Herbrand Street looking from Guilford Street



Proposed view looking north down Herbrand Street looking from Guilford Street

Image 5 – Impact on view looking north up Herbrand Street

Design and Heritage conclusion

- 8.21 The application site is not listed, but is located in the Bloomsbury Conservation Area in close proximity to a number of listed buildings. The proposed development involves the refurbishment and extension of the existing building in a sympathetic manner which respects the building's scale, architectural character and the language of the surrounding area to provide a high standard of design and finish. Although the proposed roof extension would be visible from the surrounding streetscene, the Bloomsbury Conservation Area and within the setting of adjacent listed buildings, the alterations are subordinate, well detailed and finished in high quality, complementary materials. Detailed conditions would be attached should planning permission be granted requiring details of materials and other components to ensure the high quality of the design is upheld.
- 8.22 Overall, the proposed development is considered to preserve and enhance the character and appearance of the host building and its contribution to the adjacent conservation area and the setting of listed buildings and would cause no harm to these designated heritage assets. The proposals are therefore acceptable and would comply with policies D1 and D2 of the Local Plan.

9 Impact on neighbouring amenity

Policy review and overview

- 9.1 Camden Local Plan policies A1 and A4 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.
- 9.2 The closest neighbouring Buildings are the adjoining Holiday Inn which fronts Coram Street, the Brunswick Centre to the east, no's 3-16 Bernard Street to the south, the Fitzroy London Hotel to the southwest and Bernard Mansion and 7

Herbrand Street to the west. The Brunswick Centre, the Bernard Street properties and Bernard Mansion all include residential as either their sole use or as part of a mix of uses.

Daylight and sunlight

- 9.3 A Daylight and Sunlight Report has been submitted as part of this application which details any impact upon neighbouring residential properties. The methodology and criteria used for the assessment is provided by the Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022).
- 9.4 To assess the impact on daylight to neighbouring windows following development, the assessment uses the Vertical Sky Component (VSC) test and the No-Sky Line (NSL) test. The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for densely-built urban areas, with 20% sometimes considered acceptable.
- 9.5 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential properties. The guidance states that reductions of more than 20% of the existing NSL value would be noticeable (i.e. levels of NSL are reduced to less than 0.8 times their former value).
- 9.6 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90 degrees of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.
- 9.7 The submitted report assessed the impact to the closest residential properties surrounding the application site as shown in green on the map below. The addresses are as follows:
- Bernard Mansions (50-51 Bernard Street);
 - 3 Bernard Street;
 - 4 Bernard Street;

- 5 Bernard Street;
- Bloomsbury Hotel, Coram Street;
- Foundling Court, Brunswick Centre;
- 11 Bernard Street; and
- Principal London Hotel (1-8 Russell Square).



Image 6 – map showing properties assessed by DSL Impact Assessment

9.8 All other properties surrounding the site are in commercial use and therefore were not considered within the technical analysis.

Daylight and Sunlight

9.9 The assessment demonstrates that all surrounding residential buildings would comply with the VSC methodology with the exception of Foundling Court, Brunswick Centre located to the east of the site. Here, 234 windows out of 242 assessed (97%) would meet the BRE criteria. The 8 windows that do not meet the criteria (within the red box on the image below) serve kitchens. In all cases the reduction in absolute terms is very minimal but given the existing VSC value is so small, the reduction in relative terms appears substantial. For example, the ‘worst affected’ is a window at fourth floor level with an existing VSC of 0.70 that would be reduced to 0.31 resulting in a reduction of 66% compared to the existing value. The reason for the existing value being so low is because the windows themselves are small and set behind balconies and overhangs. BRE guidance flags that a

larger relative reduction in VSC may be unavoidable if the existing window has projecting wings around it, or it is recessed into the building.



Image 7 – extract from DSL impact assessment showing neighbouring windows that would not meet BRE guidance

9.10 With regard to sunlight, the impact on all windows would comply with BRE guidance.

Outlook

9.11 The additional floor at 6th floor level would be set back from the edge of the 5th floor by approximately 4m, softening the impact of additional bulk. There will inevitably be an impact on some of the views from the residential windows facing the development; however, given the set-back and the distances afforded by the streets that separate the site from the neighbouring buildings, the impact on outlook is not considered to be overbearing. Any harm to outlook is therefore avoided by the proposal.

Overlooking

9.12 The existing building features a terrace at fifth floor level which would be refurbished and therefore the expectation is that it would be used more frequently and by more people given it would be serving enlarged and improved office space. A new terrace would be provided at sixth floor level which would be well set back from the building's envelope.

9.13 The building already features windows to all elevations, as do its neighbours and so there is a degree of mutual overlooking already established.. The new terrace

at sixth floor level would be located 18m or more from the residential windows on all elevations which is the minimum distance recommended in CPG Amenity for directly overlooking neighbouring windows. Owing to the height of the proposed terrace, it would be situated above neighbouring windows and therefore no direct views would be possible. Those windows that are on the same level as the proposed terrace are the kitchen windows (shown in image 6) on the western elevation of the Brunswick Centre and are set back behind balconies. That said, a new terrace and the intensification of an existing terrace, with the potential to accommodate large numbers of people could still feel quite intrusive even at longer distances. A condition would therefore be attached to limit hours of use of both terraces between 0800 and 1900 hours Monday to Friday.

Noise and disturbance

- 9.14 The proposals include the installation of 8 condenser units located within an acoustic louvred compound located at roof level. There is an existing plant room at fifth floor level and the proposals effectively see this relocated to the new roof level.
- 9.15 A Noise Assessment has been submitted with the application and has been reviewed by the Council's Environmental Health Officer who confirmed that based on the results of the submitted noise assessment, noise emissions from the proposed plant installation should not have an adverse impact on the nearest sensitive receivers provided that the noise control strategy presented in the acoustic submission are employed. Conditions (6 and 7) shall be attached to the permission to limit the external noise levels and ensure the equipment is mounted with anti-vibration isolators prior to use and maintained.
- 9.16 The proposals would introduce a new terrace at 6th floor level that would wrap round the east, south and west elevations of the building and measuring approximately 195sqm as well as a refurbished 5th floor terrace measuring approximately 375sqm for use by office staff. Due to the size of the external spaces and the potential numbers of staff they could accommodate, it is proposed to restrict their hours of use to no later than 7pm (condition 10) to ensure they do not result in excessive noise disturbance.

Amenity Conclusion

- 9.17 The proposed development would not have a significant effect on the daylight and sunlight amenity levels within the residential properties facing the application site. There would be very limited impact on neighbouring outlook, and the proposals would not cause harm by way of loss of privacy or noise disturbance subject to the suggested conditions. As such, the proposals are considered to accord with policies A1 and A4 of the Local Plan.

10 Air quality

- 10.1 The whole of the Borough of Camden was declared an Air Quality Management Area (AQMA) in 2002 due to concern over the achievement of long-term NO₂ AQS objective and short-term PM₁₀ AQS objective.

10.2 Camden's Local Plan requires the submission of air quality assessments for developments that could cause harm to air quality. Mitigation measures are expected in developments located in areas of poor air quality.

Impacts on occupants

10.3 Whilst the proposals are located in an area of poor air quality, NO₂ concentrations are below the 1 hour mean NO₂ Air Quality Objective level and therefore suitable for office use. The LAEI modelled NO₂ concentration is 39.1µg/m³ for 2020. Therefore, whilst filtration is not required, any air inlets for MVHR (Mechanical Ventilation with Heat Recovery) should be located as close to the roof level as possible and away from any busy roads and emission sources to minimise exposure. Final details of air inlet locations shall therefore be secured by condition (condition 4).

Impacts on local air quality

10.4 Heating and cooling for the offices shall be via condensor units as per the existing situation. No combustion heating is proposed. The operational effect of the development on local air quality will therefore remain very similar.

Construction impacts

10.5 There will be no demolition works as part of the development. The overall risk from the construction is determined to be low risk and appropriate mitigation measures are proposed to ensure this is negligible. These measures shall be secured as part of the Construction Management Plan secured by S106 agreement.

11 Sustainable design and construction

Energy

11.1 The Local Plan requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards. Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are relevant with regards to sustainability and climate change. As a non-residential medium sized development, it is required to provide the greatest possible carbon reductions below Part L of 2021 Building Regulations, aiming for a 35% reduction (minimum 19%), and a 20% reduction in CO₂ from onsite renewables.

11.2 Overall, the carbon reductions for the refurbished 5th floor meets the requirements and achieves an overall reduction in carbon emissions of 71.4% with 39.1% from renewables. The new build areas achieve an overall reduction in carbon emissions of 63.7% with 58.7% from renewables. The renewable energy source proposed in this case is a substantial number of solar PV panels

at main roof level, further details of which would be secured by condition (Condition 5). However, it must be flagged that owing to the age of the application, the submitted energy statement used Part L of 2013 Building Regulations as the benchmark instead of 2021 Building Regulations meaning that the aforementioned carbon reduction performance in 2021 terms would be lower. Given the high performance against the 2013 regulations, it is expected there will be no issue with meeting the 2021 regulations. Energy measures, including compliance with Part L of the 2021 Building Regs would be secured through an Energy Efficiency and Renewable Energy Plan.

Sustainability

- 11.3 Non-residential developments involving an increase in floor area of 500sqm or more are required to meet BREEAM 'Excellent' rating with minimum credit requirements under Energy (60%), Materials (40%) and Water (60%).
- 11.4 The BREEAM submission targets a score of 74.13% (Excellent) with 52% of energy credits, 43% of material credits and 66% of water credits. There is a shortfall in terms of the energy credits secured and so further credits will need to be identified and achieved at pre-implementation stage.
- 11.5 These targets including the additional energy credits would be secured as part of the Sustainability Plan secured by S106 agreement.

Overheating

- 11.6 Policy CC2 states that active cooling will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. The cooling hierarchy has been addressed with low g-value glazing, external shading / recessed windows and energy efficient lighting and controls, but the overheating assessment demonstrates that active cooling is still required. As such, the proposed active cooling is considered acceptable in this instance.
- 11.7 Overall, subject to the suggested conditions and a Sustainability and Energy Plan being secured by S106 agreement, the proposed development is considered to comply with policies CC1 and CC2 and is acceptable in this regard.

12 Transport

Policy review

- 12.1 Camden Local Plan policies T1, T2, T3 and T4 and the Transport CPG are relevant with regards to transport issues.

Cycle parking

- 12.2 The existing building does not include a dedicated long-stay cycle store. It is expected that cyclists currently use the 11 on-street cycle stands available on nearby Bernard Street and Herbrand Street.

- 12.3 Secure, accessible (step-free), and covered cycle parking is expected to be provided in accordance with Policy T1 and the London Plan. The floorspace uplift generates a requirement of 13 long stay and two short-stay cycle parking spaces.
- 12.4 The submission includes 20 long stay spaces in the form of two-tier racks at basement level. This would cater for the additional floorspace as well as providing some capacity for existing office users which is welcomed. Two wall mounted short stay cycle hoops are proposed at ground floor level on Herbrand Street. Whilst two tier racks are not the Council's preferred design of bicycle racks, CPG Transport recognises they can accommodate more cycle parking and a proportion may be appropriate in office redevelopments where space is limited. Full details of cycle parking will be conditioned and the expectation will be that the details include an element of non-two tier cycle parking.
- 12.5 Given the constraints of the existing internal layout, it is difficult to provide an additional cycle lift to provide step free access to the basement bicycle store and as such, access will be via the existing external stair which will be widened to accommodate a bicycle channel. Automated doors into the basement store will also be provided to make the route as easy as possible.
- 12.6 The installation and retention of the short stay and long stay spaces shall be secured by condition (condition 9).

Car parking

- 12.7 Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The application site is located within the Central London Area, falls within a controlled parking zone and has a PTAL of 6b (the highest rating). The existing site does not benefit from any dedicated car parking. The new development would be secured as car free by S106 agreement which would prevent new occupants applying for business parking permits.

Travel Plan

- 12.8 The development would lead to a slight increase (over 20) in the number of people traveling to and from the site for primarily work reasons and consequently would lead to higher pressure on local transport infrastructure. A Local Level Workplace Travel Plan and associated monitoring and measures contribution of £5,674 would therefore be secured as S106 obligations in accordance with Policy A1. The Travel Plan would be targeted towards the office use, to encourage staff to make walking, cycling and travel by public transport the natural choice for day-to-day trips.

Construction Management Plan (CMP)

- 12.9 The proposed development would likely lead to a number of construction vehicle movements to and from the site. The Council's primary concern is public safety in addition to ensuring that construction traffic does not create (or add to existing)

traffic congestion. There is also the need to ensure that there is no cumulative impact with other developments in the area. The proposal is likely to lead to a variety of amenity issues for local people, such as noise, vibration, dust and air quality.

- 12.10 Given the access constraints to the site, particularly in respect of the rear service yard and the adjacent cycle lanes, a Construction Management Plan (CMP) would need to be secured to minimise the impact on the highway infrastructure, the existing cycle lanes and the neighbouring community. The CMP would be secured by S106 legal agreement and the full details would need to be submitted and approved by the Council's Transport officers prior to any works commencing on site, following further consultation with TfL, local residents, businesses and stakeholders, and the Camden Cycling Campaign; however, officers are satisfied that with careful management, the development can be completed safely whilst minimising disturbance to local residents, business and the road network.
- 12.11 A CMP implementation support contribution of £4,194 and a Construction Impact Bond of £8,000 would also be secured as S106 planning obligations in accordance with Policy A1 and T4.

Delivery and Servicing

- 12.12 The additional floorspace will not give rise to a material increase in service trips. The extended building will continue to be serviced using the service area located at ground floor level on Herbrand Street.

Highways contribution

- 12.13 The footway and crossover directly adjacent to the site is likely to sustain damage because of the proposed construction activities. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. A highways contribution of £20,000 would need to be secured as a S106 planning obligation if planning permission is granted. This would allow the Council to repave the crossovers that serve the site on either side. The highway works would be implemented by the Council's highways contractor on completion of the development.

Pedestrian, cycling and environmental improvements

- 12.14 The Council is currently developing proposals which will transform the public realm in the area and aim to make many streets more attractive to pedestrians and cyclists. The estimated cost of delivering these proposals, which will be delivered under the Holborn Liveable Neighbourhood (HLN) scheme, is currently estimated as approximately £40 million including fees, subject to detailed design. Funding will come from a variety of sources including Section 106 and CIL monies related to nearby developments. Construction of the Holborn Liveable Neighbourhood scheme will take place as funds become available. Implementation of some changes to roads in the area are likely to start in 2024 using secured funding, with each subsequent phase of construction subject to financial approval as funding becomes available.

12.15 Whilst the scheme is not within the HLN area, it is very close to the boundary and the additional pedestrians and cyclists associated with the redevelopment will benefit from it. The Council will therefore seek to secure financial contributions towards the overall scheme costs from development funding. To this end, a contribution of £50,000 from this particular development is required.

13 Refuse and recycling

13.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.

13.2 The existing refuse strategy for the building will be retained with some additional capacity provided in line with CPG requirements.

14 Employment and training opportunities

14.1 The proposed development would generate increased employment opportunities during the construction and end-use phases, and as such, the Council would aim to ensure that local people benefit from these opportunities by securing a package of employment and training obligations through a S106 legal agreement. The scale of benefits would be tied to the build cost but would include the following:

Construction phase:

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide 2 construction work placement opportunities (one placement per 500 sqm of additional employment floorspace) of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Euston Centre.
- Based on the estimated build cost, the applicant must recruit 2 construction apprentices paid at least London Living Wage and pay the council a support fee of £1,700 per apprentice. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Recruitment of non-construction apprentices should be conducted through the Council's Inclusive Economy team.
- The applicant must sign up to the Camden Local Procurement Code.
- The applicant should provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

End use phase:

- Support the Good Work Camden programme, and promote amongst end use occupiers, including the following:
 - Advertise vacancies in partnership with Good Work Camden and its relevant local employment support providers to create pathways into knowledge economy jobs.
 - Promote employee mentoring and volunteering within Camden.
 - Commitment to attend job fairs to promote opportunities to local residents.
 - Commitment to providing supported employment opportunities – e.g. supported internships.

14.1 Given the level of floorspace uplift is under 1000sqm, there is no policy requirement to provide end-use apprenticeships.

14.2 The Employment sites and business premises CPG sets out how the Council will seek to use planning obligations to secure an element of affordable SME workspace from large scale employment developments with a floorspace of 1,000sqm (GIA) or more. Again, given the proposed development would not provide more than 1,000sqm of additional floorspace, there is no policy requirement to provide affordable workspaces on site; however, the development has been designed to provide flexible floorplates which could accommodate either a single occupant or a number of smaller and medium sized enterprises, which is welcomed. Overall, the development is considered to be in accordance with policies E1 and E2 and the proposals are acceptable in this regard.

15 Fire Safety

15.1 D12 of the London Plan requires all development proposals to achieve the highest standards of fire safety and for fire safety to be considered from the outset. It is not a 'relevant building' as although over 18m, it does not include any residential dwellings; however, a fire statement is nonetheless a requirement of the London Plan.

15.2 A fire strategy has been submitted in support of the application outlining the fire safety measures incorporated into the development, including the following:

- Conversion of two existing stair cores into firefighting shafts involving the replacement of existing lifts with firefighting lifts and provision of smoke control and dry risers.
- Construction of fifth and sixth floors as compartment floors.
- All new structural works to achieve 90 minutes fire resistance.
- Suitable (number, size, location) means of escape identified.

15.3 The London Plan advocates the provision of evacuation lifts, however in this case, given this is an extension to an existing building, the addition of new lift cores is not feasible.

15.4 As such, officers are satisfied that the development has been designed to reduce the risk to life and the risk of serious injury in the event of a fire, is designed to

minimise the risk of fire spread, provide suitable and convenient means of escape, and provides suitable access and equipment for firefighting.

16 Planning obligations

16.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	Amount (£)
Affordable Housing Payment-in-lieu	£720,000
Highways contribution	£20,000
CMP implementation support contribution	£ 4,194
Construction Impact Bond	£8,000
Local Level Travel Plan monitoring contribution	£5,196
Pedestrian, Cycling and Environmental improvements (PCE)	£50,000

17 Community Infrastructure Levy (CIL)

17.1 The proposal would be liable for both the Mayor of London's CIL2 (MCIL2) and Camden's CIL due to the net increase in floorspace. The Camden CIL is charged at £110 per sqm for office developments in the Central London area and would be £105,600. MCIL2 is charged at £185 per sqm for office developments in the Central London Area and would be £177,600.

17.2 This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index. An informative would be attached on any decision notice advising the applicant of these charges. The final charges would be decided by Camden's CIL team.

18 Conclusion

18.1 The proposed development is a well-considered scheme which is in accordance with local and national policies.

18.2 With regard to land use, the proposals involve the refurbishment and intensification of the existing office function of the building through a massing and design approach that is sensitive to nearby heritage assets including the Bloomsbury Conservation Area and nearby listed buildings. The refurbishment to provide high quality, flexible office space and the intensification of the existing employment use within the highly accessible Central Activities Zone would be in accordance with both local and national policies. No housing would be provided on-site which is accepted after the applicant has demonstrated that it would not

be practical. After discounting potential off-site opportunities, a payment in lieu of £720,000 is accepted.

18.3 The development would not result in harm to neighbouring amenity, nor to the local transport network or infrastructure subject to the recommended conditions and S106 obligations.

18.4 Paragraph 10 of the NPPF states that there is a presumption in favour of sustainable development, which should be a golden thread running through decision making. The dimensions of sustainable development are economic, social and environmental which should be sought jointly. The proposed development would result in benefits through all three strands of sustainable development without any adverse impacts significantly or demonstrably outweighing them. The proposal is considered to be a favourable sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above.

19 Recommendation

19.1 Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering Heads of Terms listed below.

S106 Heads of Terms

- Affordable Housing Payment-in-Lieu of £720,000
- Employment and training Plan
- Energy Efficiency & Renewable Energy plan
- Sustainability plan
- Transport
 - Car free development.
 - Construction Management Plan (CMP).
 - A CMP implementation support contribution of £4,194 and a Construction Impact Bond of £8,000
 - Financial contribution for highway works directly adjacent to the site of £20,000
 - Local Level Workplace Travel Plan and associated monitoring contribution of £5,674.
 - Pedestrian, Cycling and Environmental Improvements of £50,000
 - Level Plans.

20 Legal Comments

20.1 Members are referred to the note from the Legal Division at the start of the Agenda.

21 Conditions

1	<p>Implementation</p> <p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><u>Existing drawings</u> 356 (GA) 001; 356 (EX) 099 (PL1); 356 (EX) 100 (PL1); 356 (EX) 105 (PL1); 356 (EX) 106 (PL1); 356 (EX) 200 (PL1); 356 (EX) 201 (PL1); 356 (EX) 202 (PL1); 356 (EX) 203 (PL1); 356 (EX) 204 (PL1); 356 (EX) 205 (PL1); 356 (EX) 206 (PL1); 356 (EX) 300 (PL1); 356 (EX) 301 (PL1);</p> <p><u>Proposed drawings</u> 356 (GA) 099 (PL2); 356 (GA) 100 (PL2); 356 (GA) 105 (PL2); 356 (GA) 106 (PL2); 356 (GA) 107 (PL2); 356 (GA) 200 (PL3); 356 (GA) 201 (PL3); 356 (GA) 202 (PL2); 356 (GA) 203 (PL3); 356 (GA) 204; 356 (GA) 205 (PL2); 356 (GA) 300 (PL3); 356 (GA) 301 (PL3); 356 (GA) 320 (PL3); 356 (GA) 321 (PL3)</p> <p><u>Documents</u> Planning Statement (prepared by Walsingham Planning, dated May 2021); Energy and Sustainability Statement (dated 25/05/2021); Design & Access Statement (prepared by halebrown, dated May 2021); Daylight and Sunlight Report (prepared by Colliers, dated May 2021); BREEAM Pre-Assessment V6 (dated 27.07.2023); Stage 2 Fire Safety Strategy (prepared by Helios, dated 8th April 2024); Transport Statement (prepared by Motion, dated 19/05/2021); Travel Plan (prepared by Motion, dated May 2021); Noise Assessment (prepared by The Equus Partnership, dated May 2021)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Detailed drawings / samples</p> <p>Details in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:</p>

	<p>a) Manufacturer's specification details of all facing materials and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials.</p> <p>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.</p> <p>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 Camden Local Plan 2017.</p>
4	<p>Details of mechanical ventilation</p> <p>Prior to commencement of development site, full details air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.</p> <p>Reason: To protect the amenity of future building occupiers in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.</p>
5	<p>PV panels</p> <p>Prior to commencement of development, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment 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. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.</p>
6	<p>Plant noise standards</p>

	<p>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).</p> <p>Reason: To safeguard the amenities of neighbouring noise sensitive receptors and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
7	<p>Anti-vibration measures</p> <p>Prior to use, the plant equipment hereby approved shall be provided with acoustic attenuation as identified by the acoustic assessment by 'The Equus Partnership' Ref: EPL/1818/ENA/01 (dated May 2021) and mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.</p> <p>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.</p>
8	<p>Installation of cycle parking</p> <p>Prior to first occupation of the development:</p> <p>20 long-stay cycle parking spaces shall be provided for staff within the basement cycle store as shown on the approved drawing (ref. 356 (GA) 200 (PL3))</p> <p>2 short-stay spaces shall be provided at ground floor level as shown on the approved drawing (ref. 356 (GA) 099 (PL1))</p> <p>The cycle storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently maintained and retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.</p>
9	<p>Non-road mobile machinery</p>

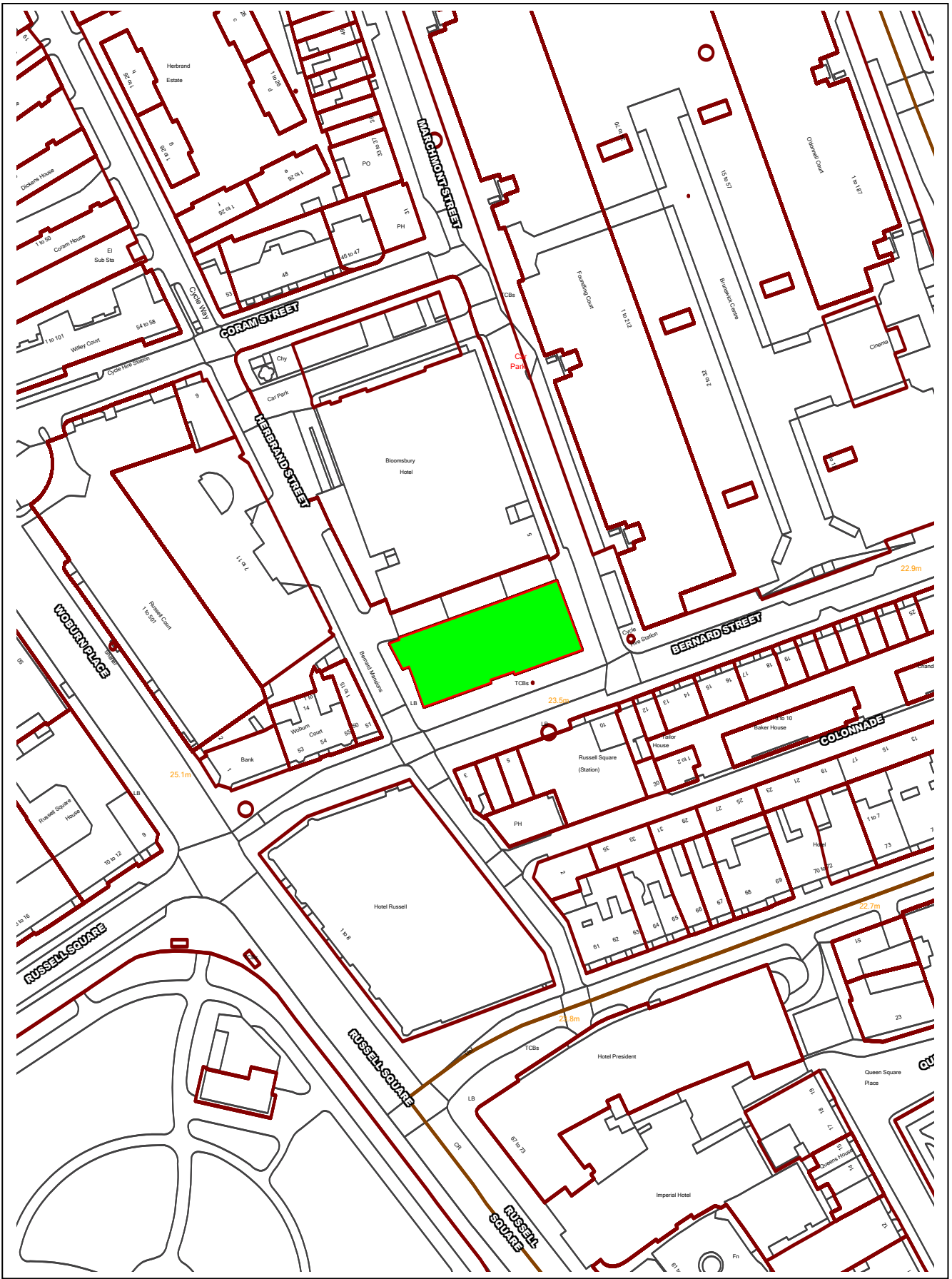
	<p>All non-road mobile machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and phases of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phases of the development.</p> <p>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 policies CC1, CC2 and CC4 of the Camden Local Plan 2017.</p>
10	<p>Terrace hours of use</p> <p>The external terraces as shown on the approved drawings shall not be used outside the following times: 08:00 to 19:00 Monday to Sunday.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.</p>

22 Informatives

1	<p>This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.</p>
2	<p>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).</p>
3	<p>Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.</p>
4	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at</p>

	<p>https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 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)</p> <p>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.</p>
5	<p>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 London Borough of Camden 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.</p>
6	<p>This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.</p>
7	<p>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.</p>
8	<p>Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.</p>
9	<p>Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is</p>

	powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit " http://nrmm.london/ ".
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Application No: 2021/3013/P

40 Bernard Street
London
WC1N 1LE

Scale:
1:1527

Date:
22-Jul-24

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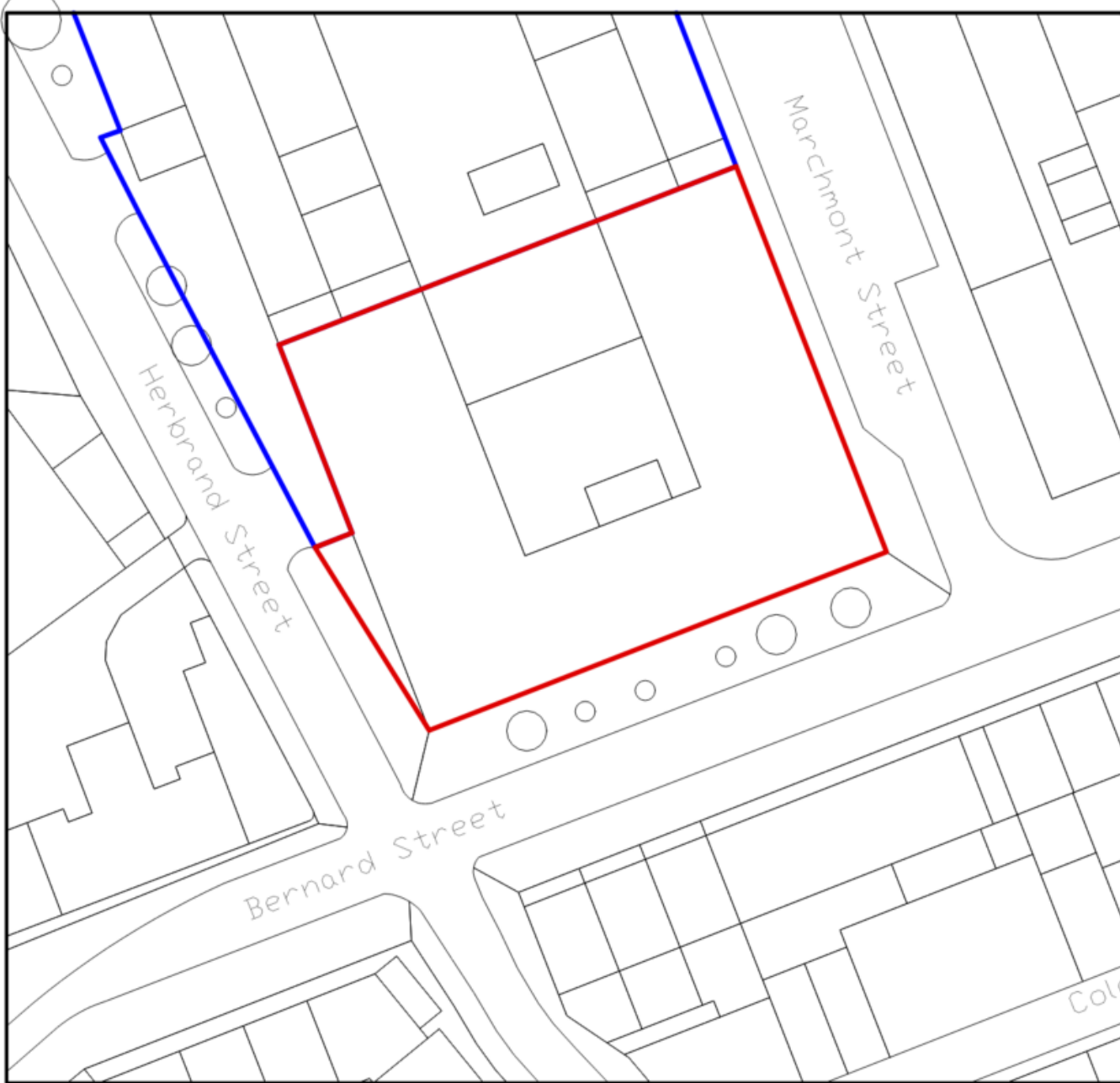
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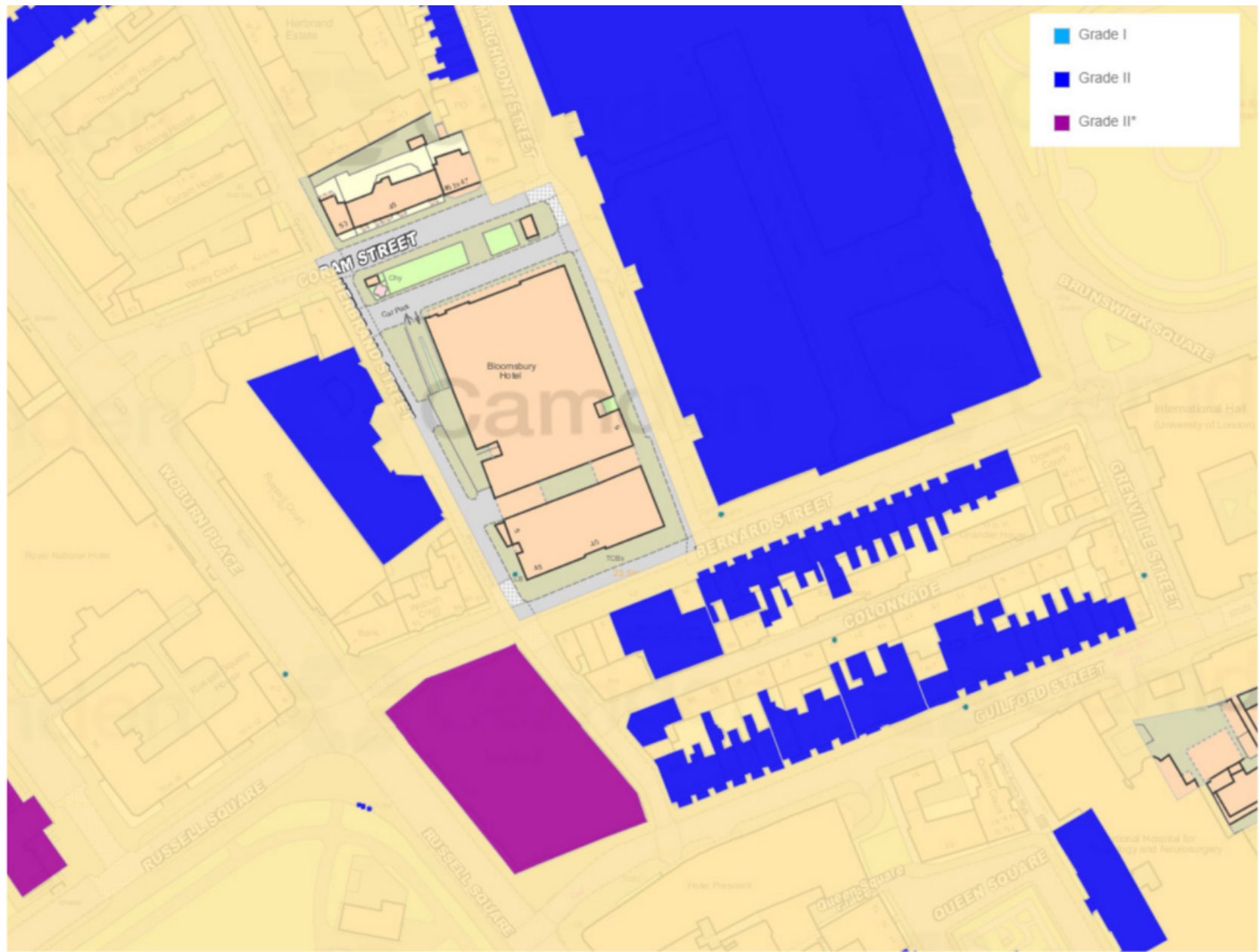
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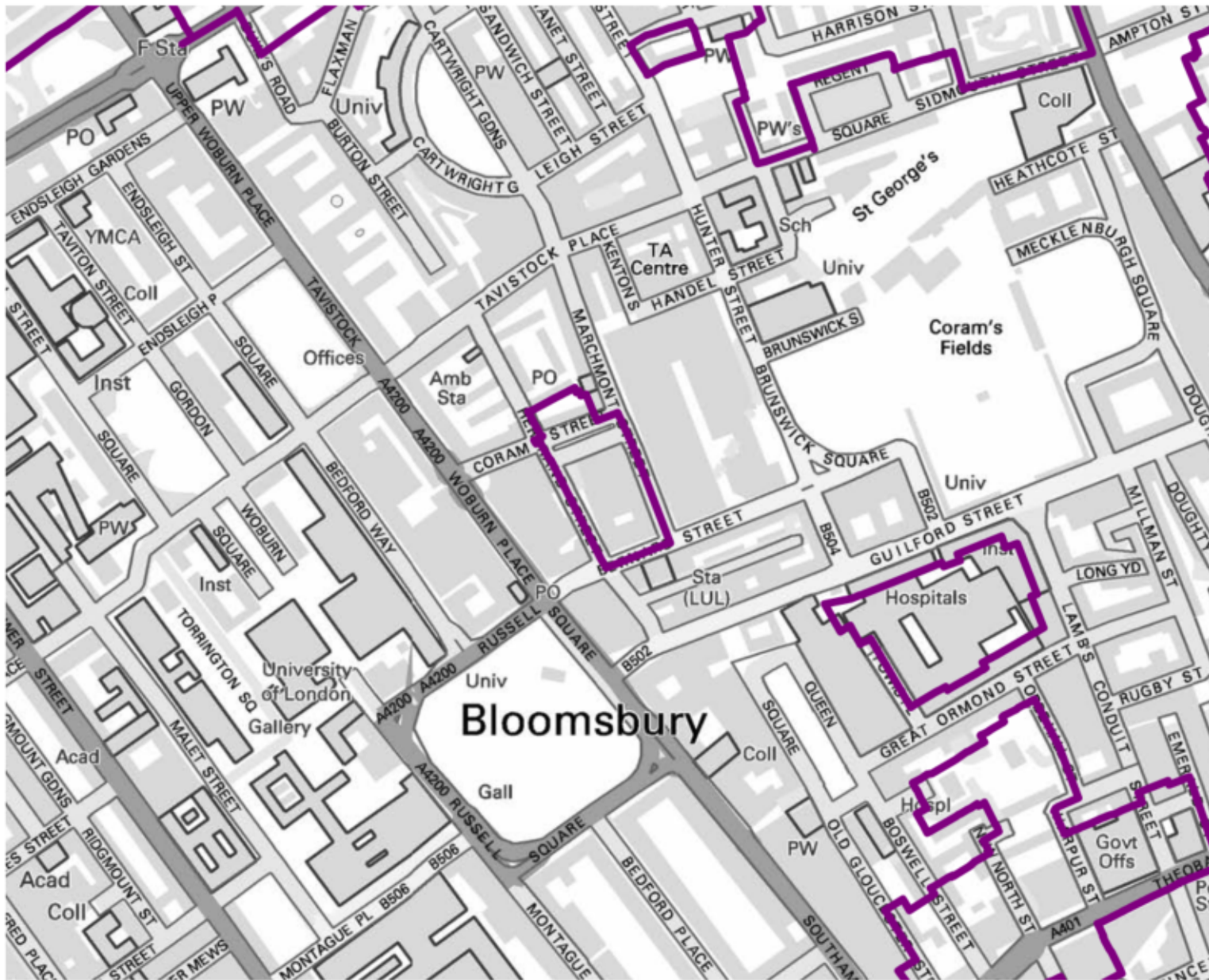
1 August 2024

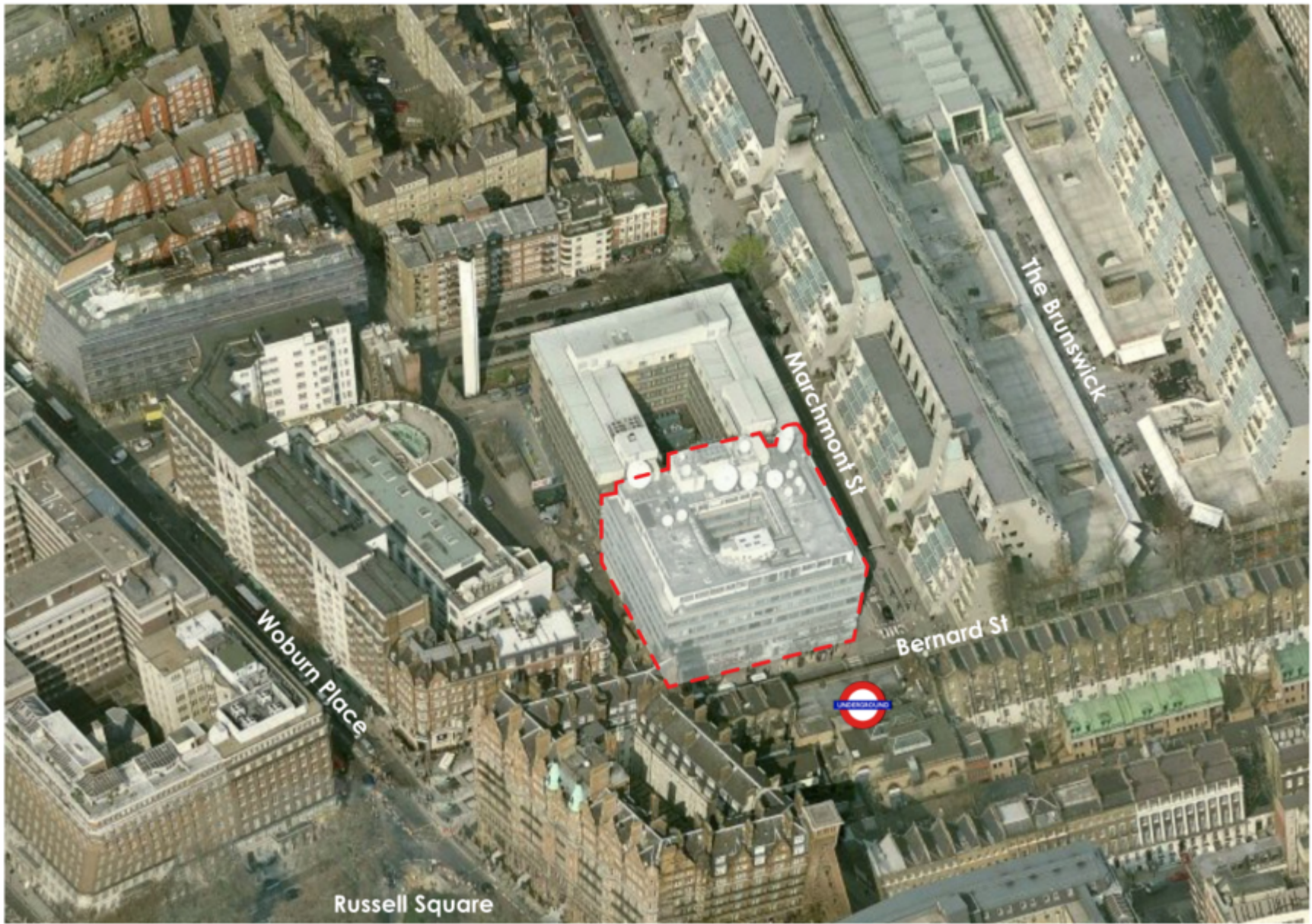
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40 Bernard Street
London
WC1N 1LE



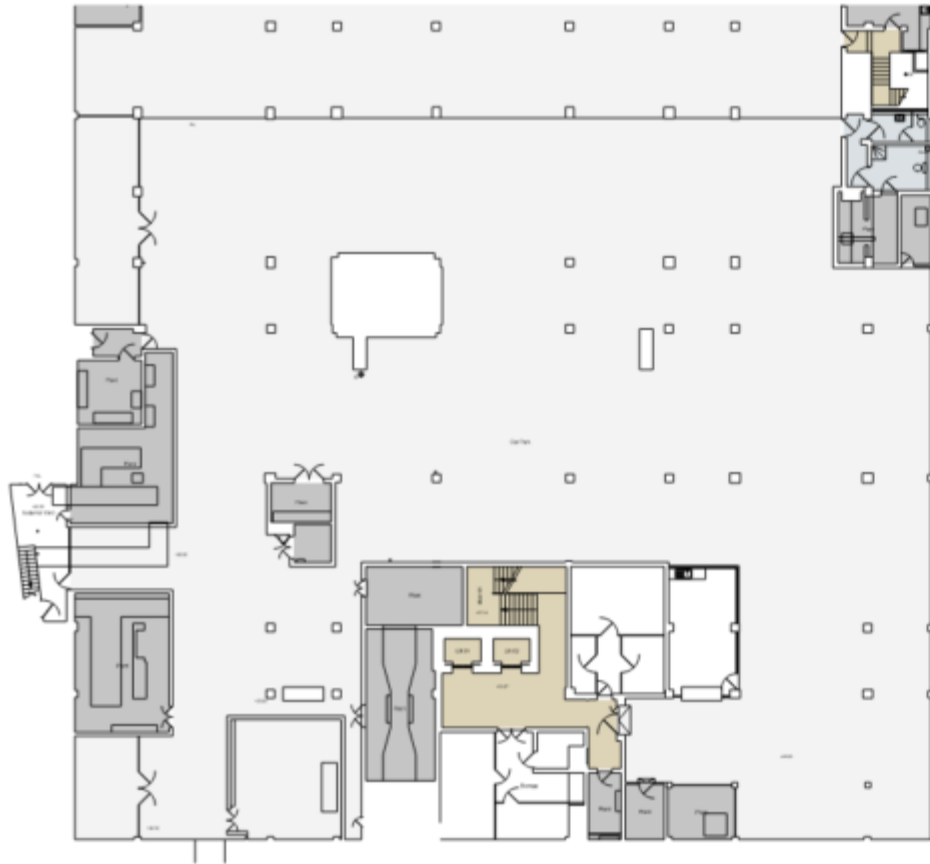








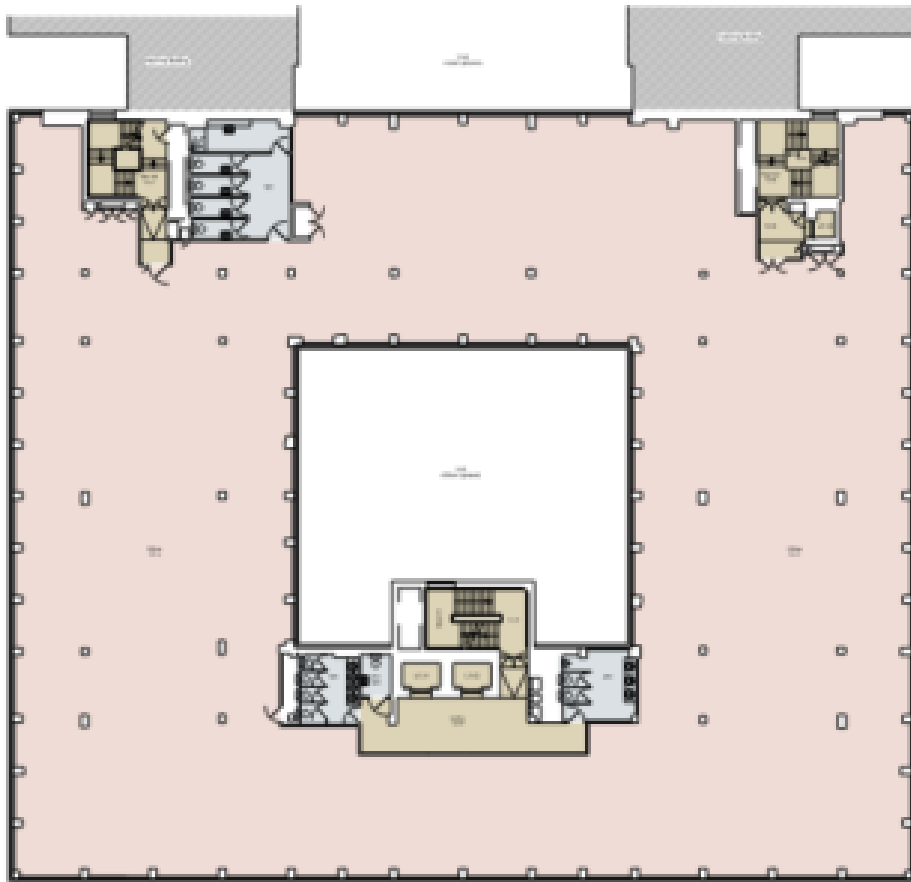




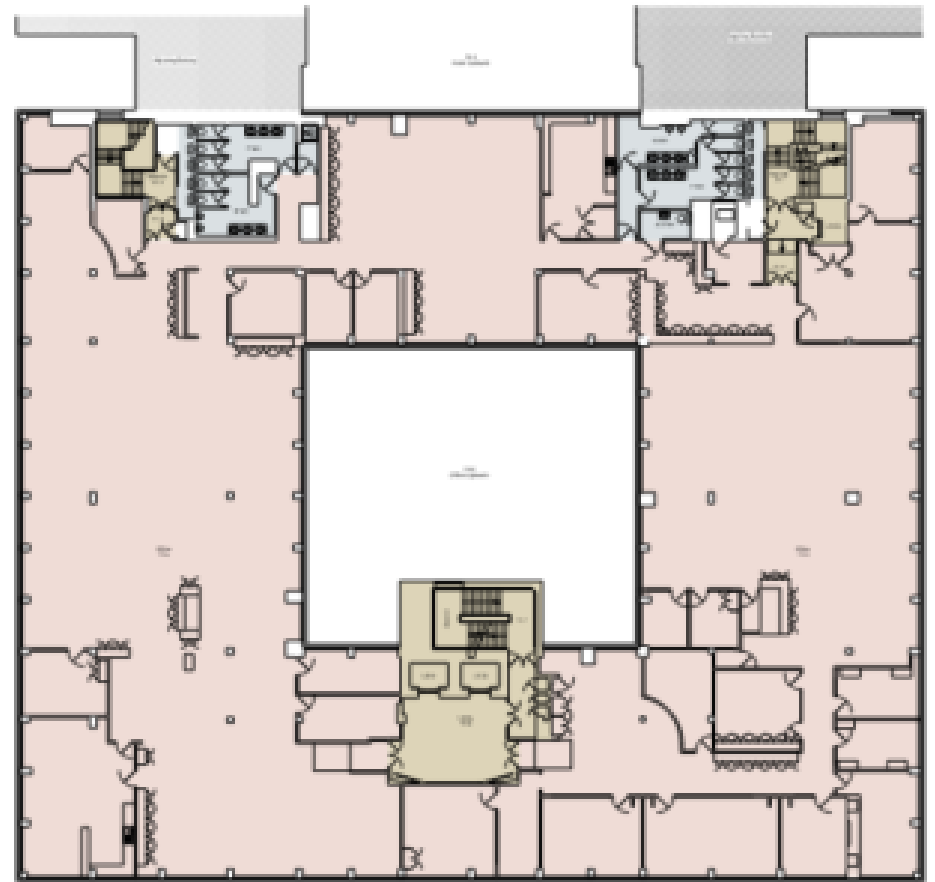
Existing Basement Plan



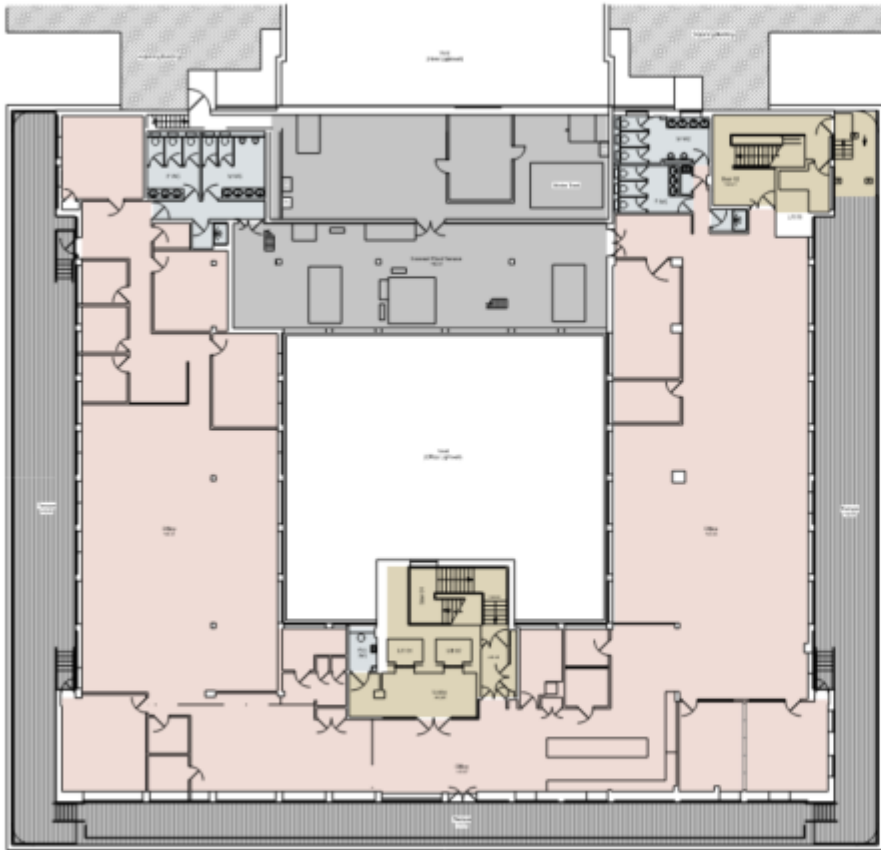
Existing Ground Floor Plan



Existing Typical Floor Plan



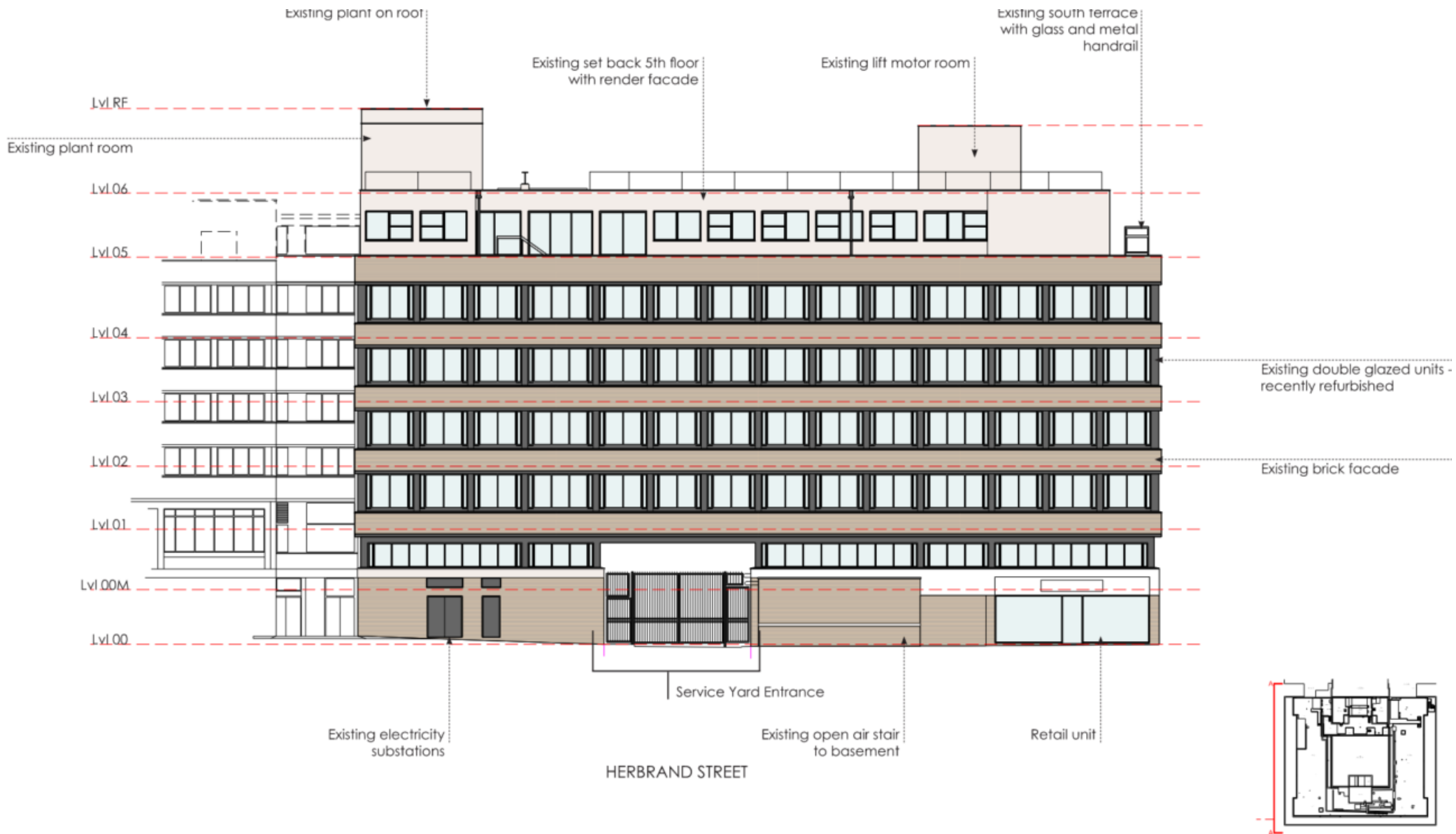
Existing Fourth Floor Plan



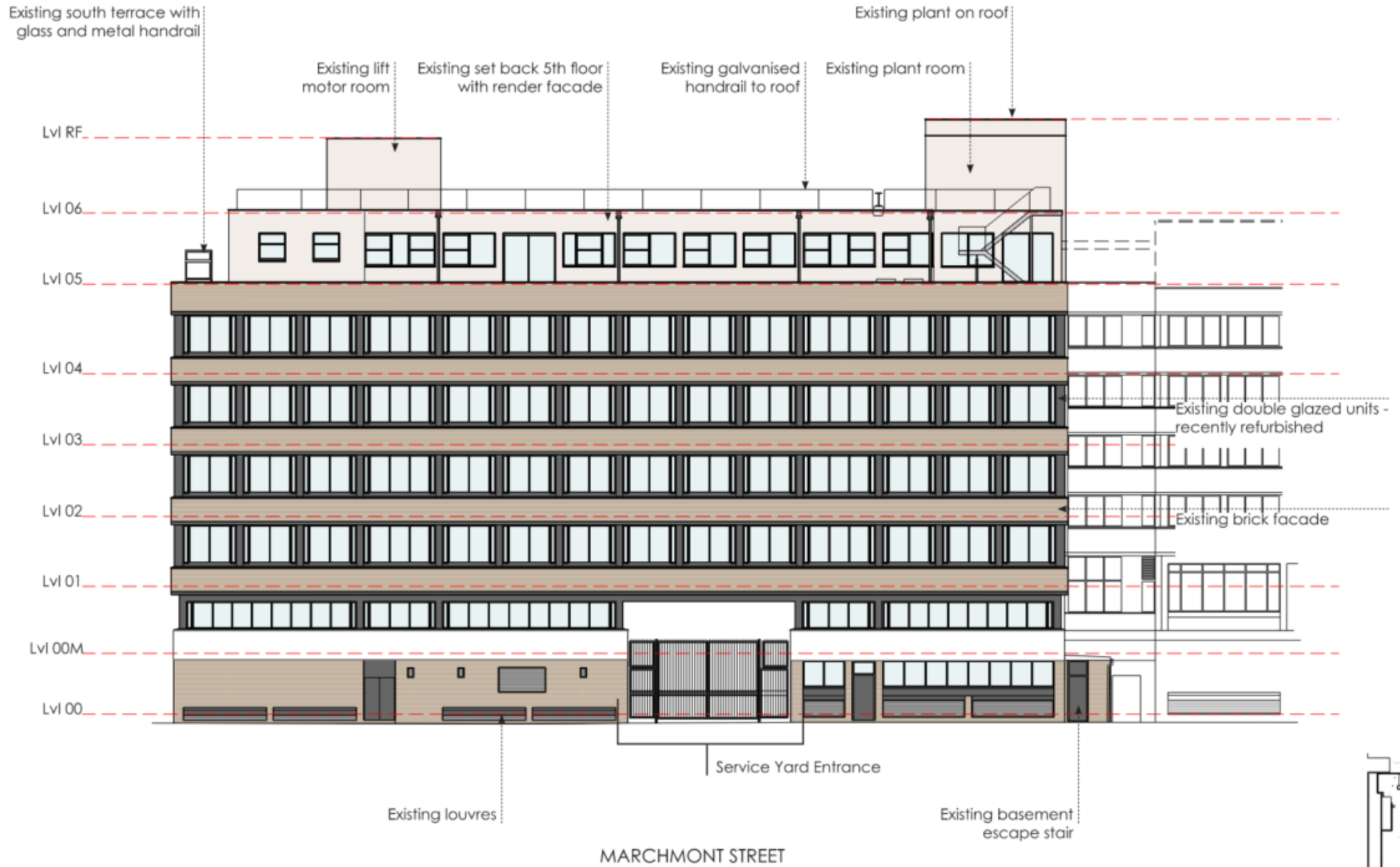
Existing Fifth Floor Plan

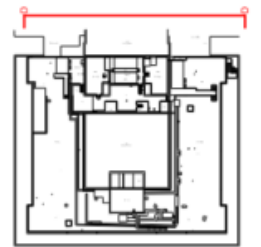
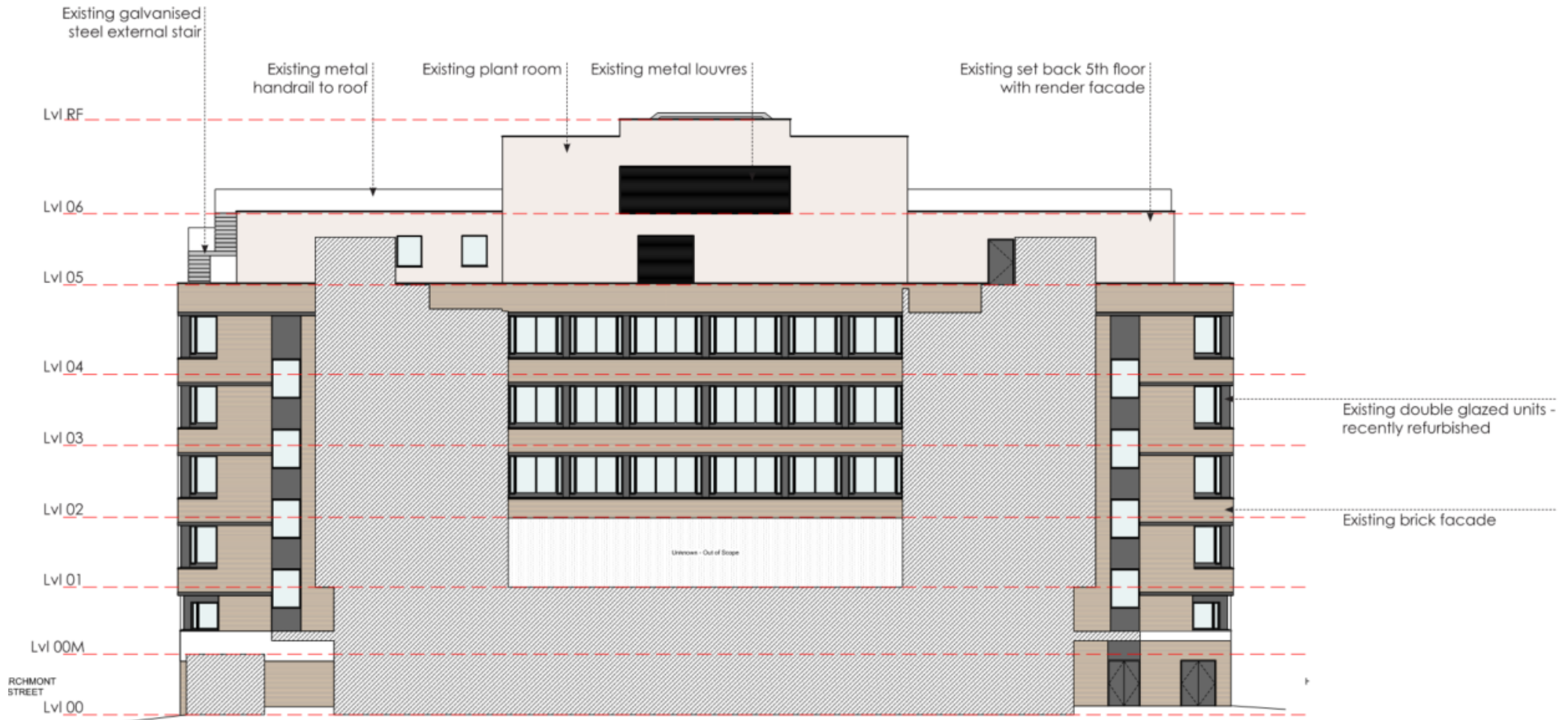


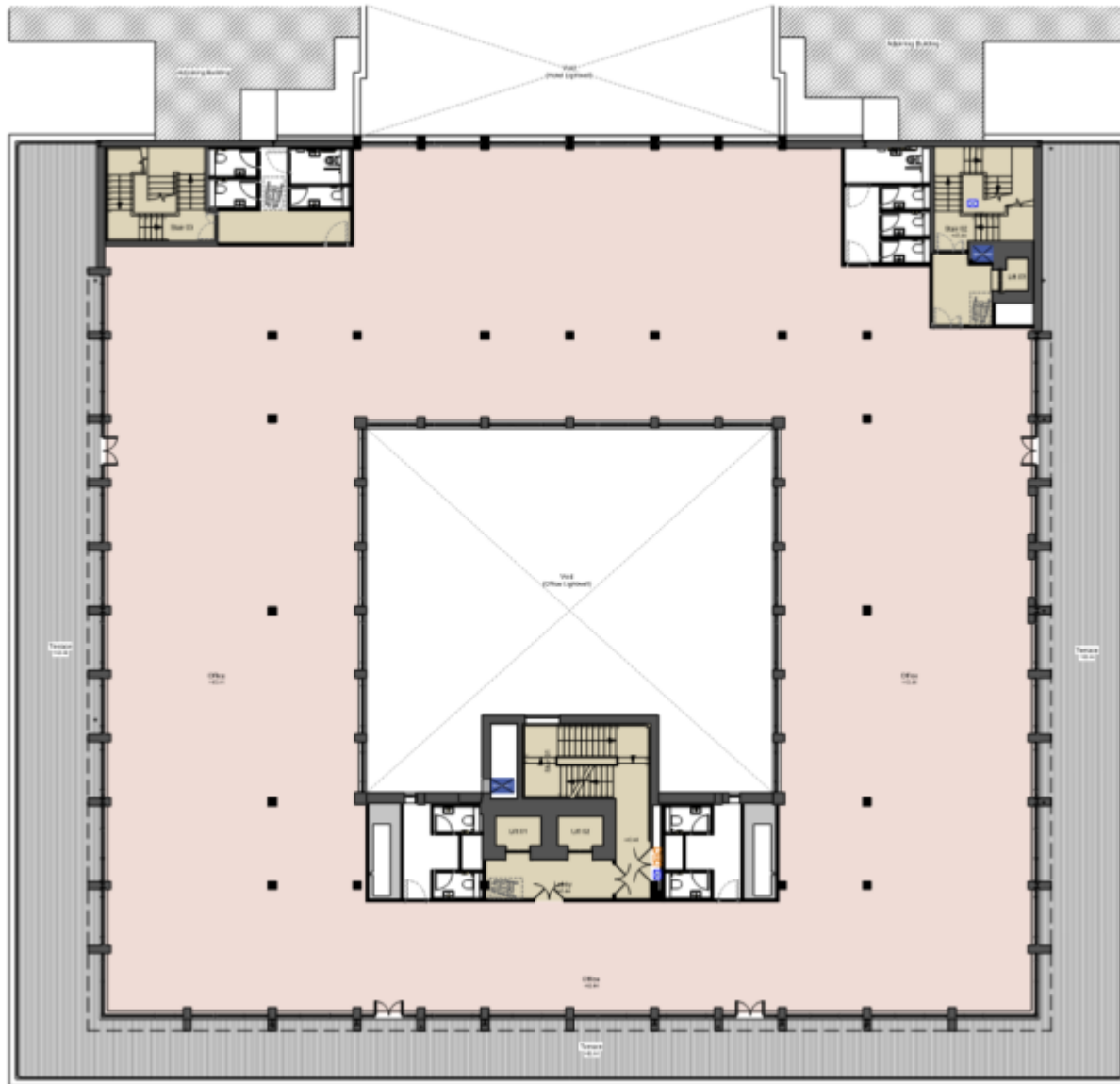
Existing Roof Plan

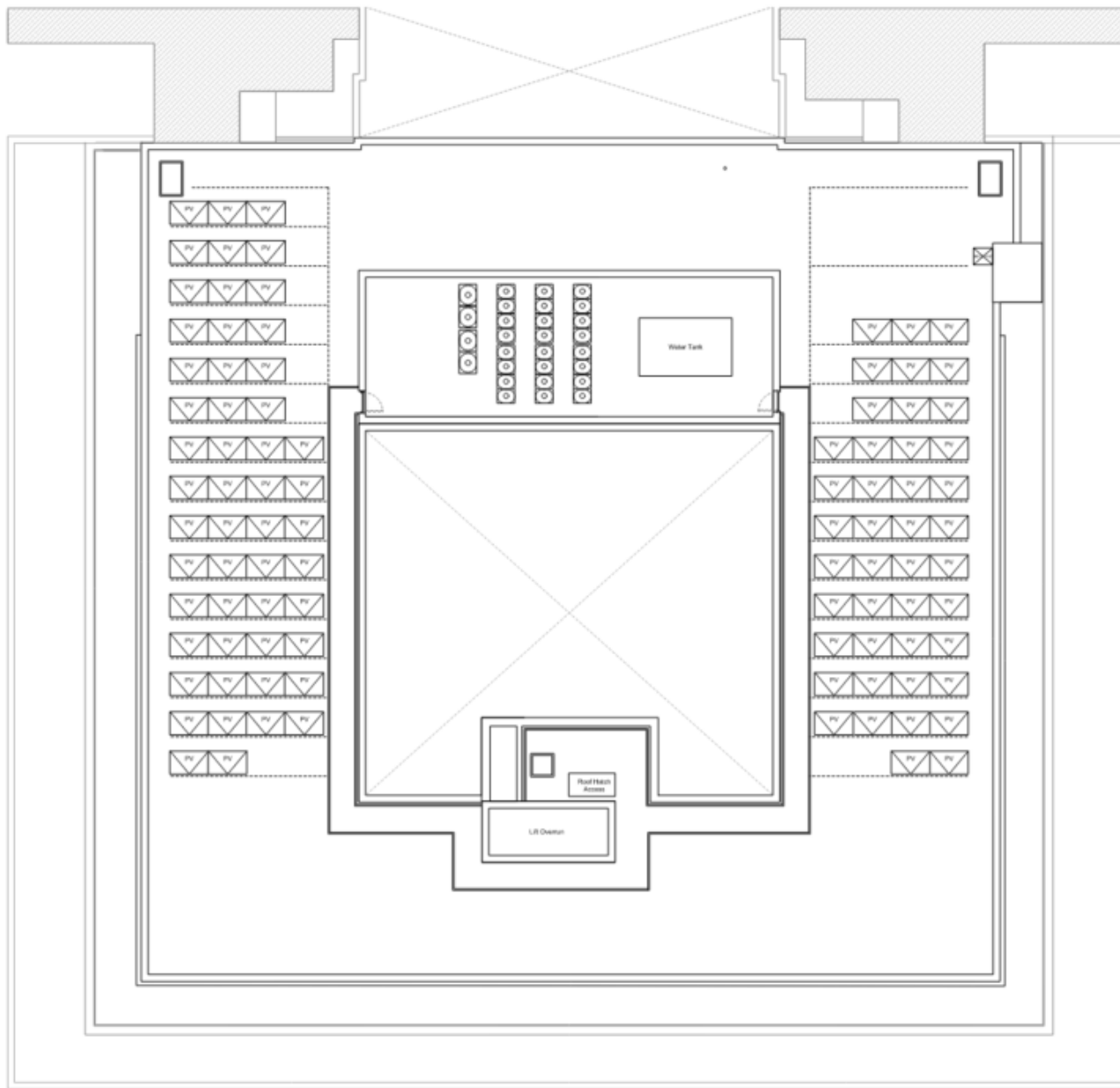


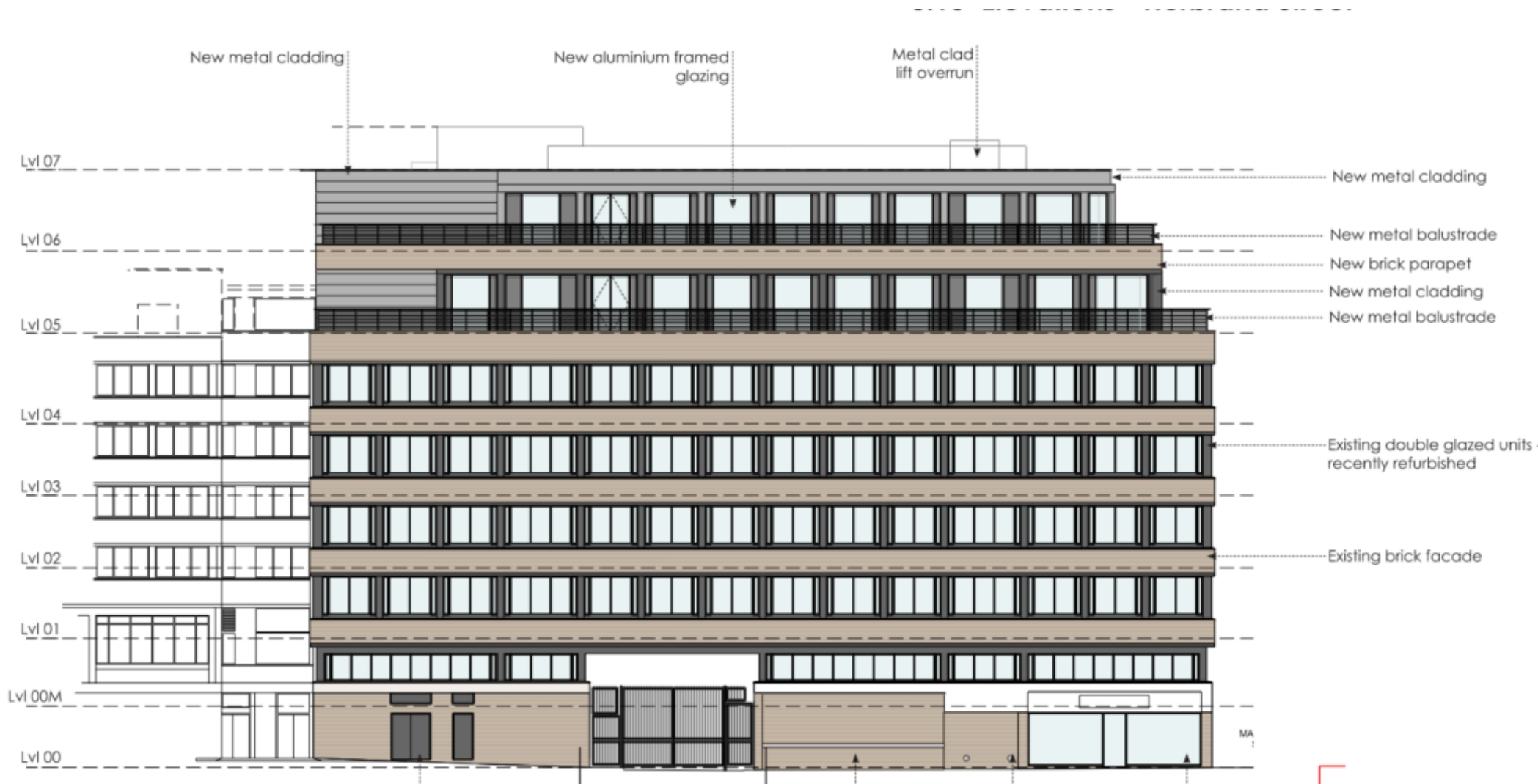


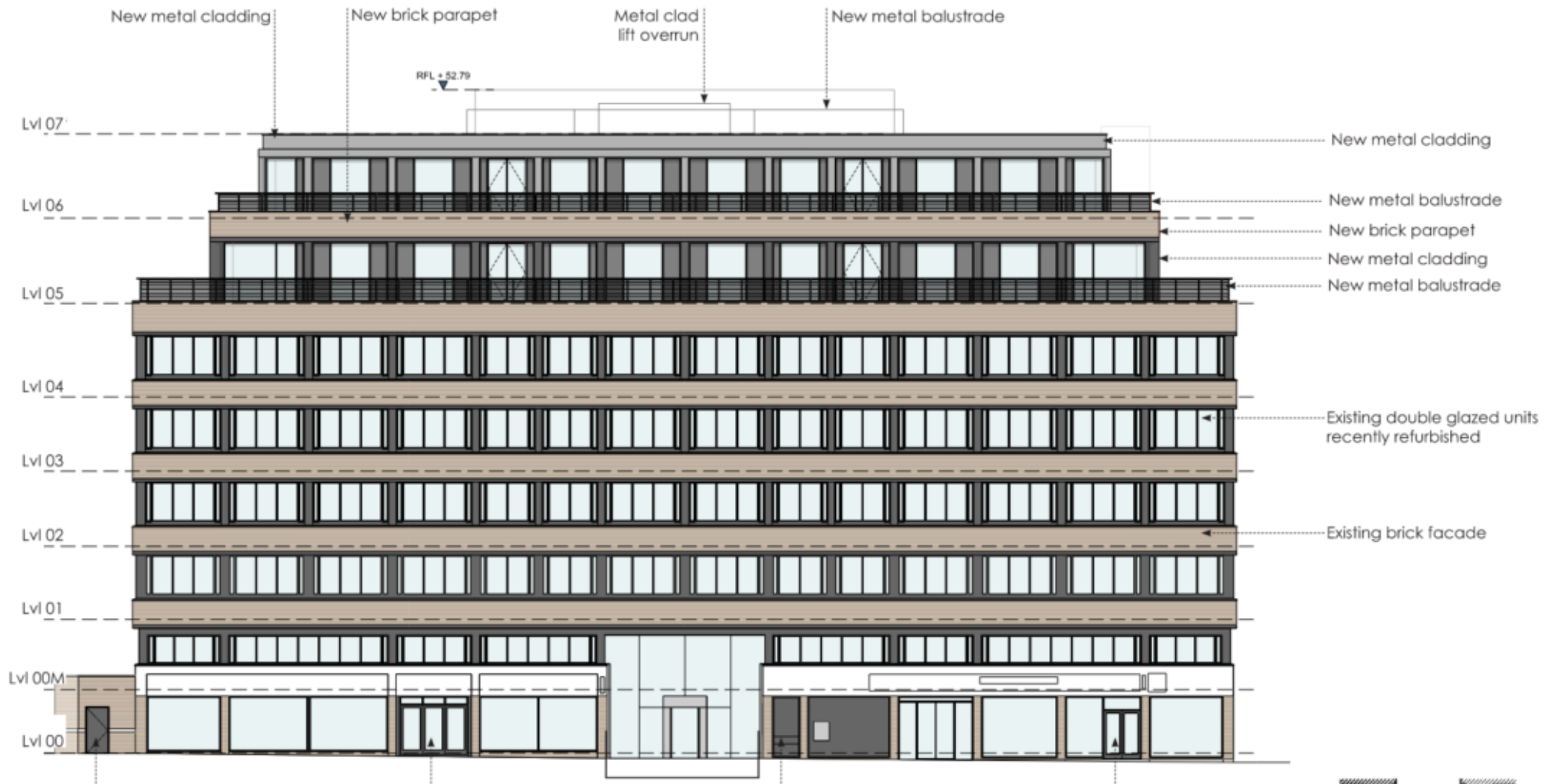


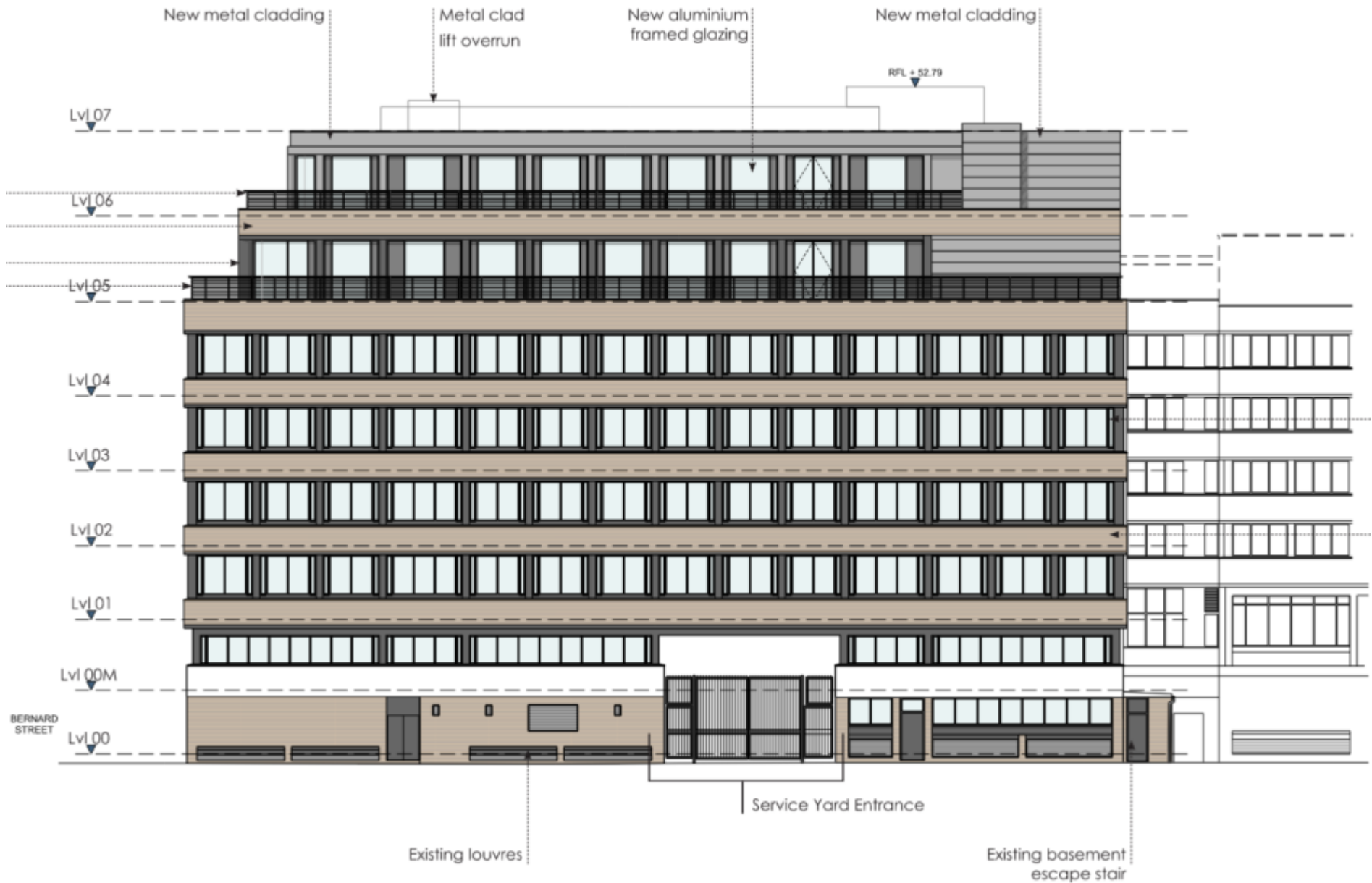


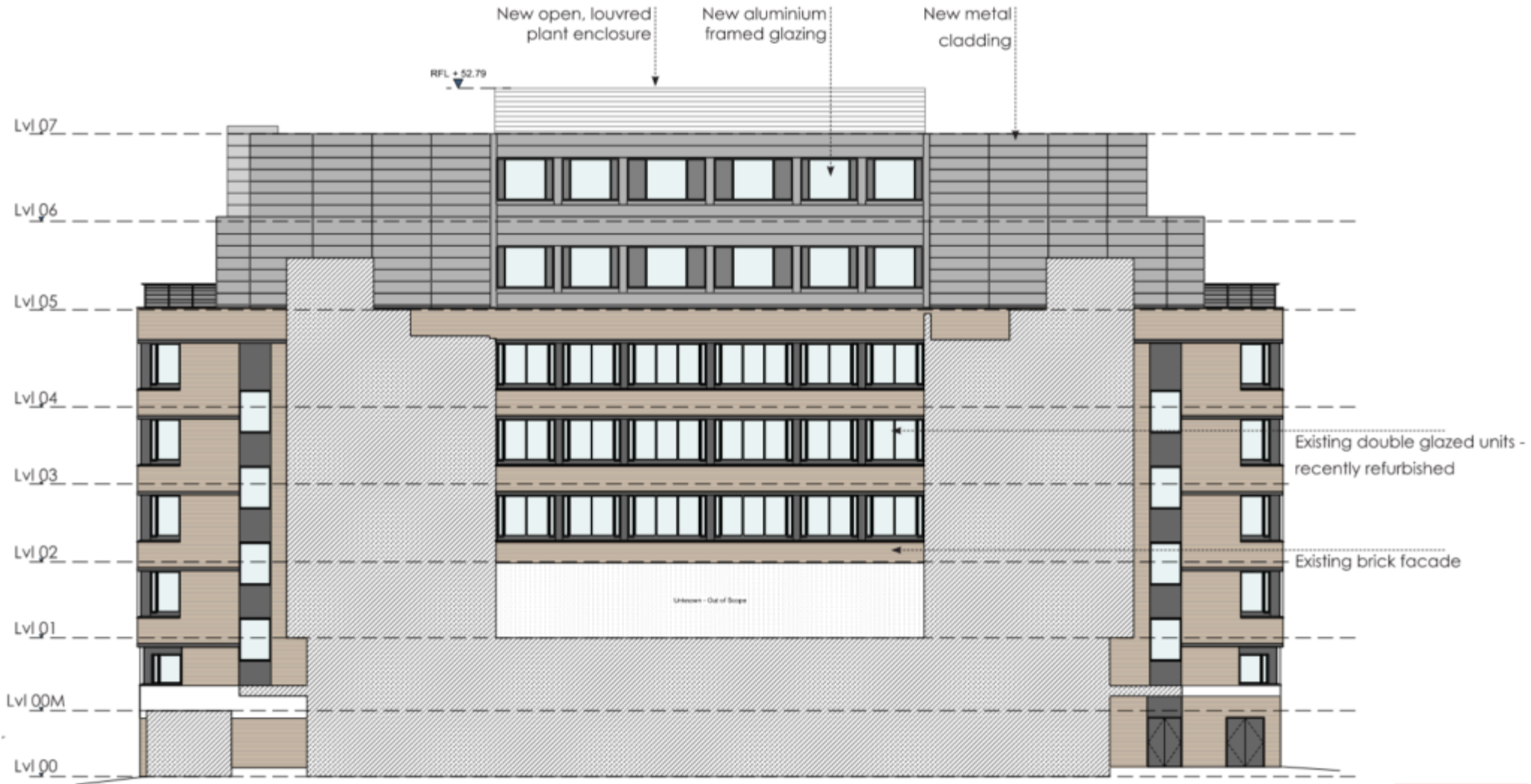


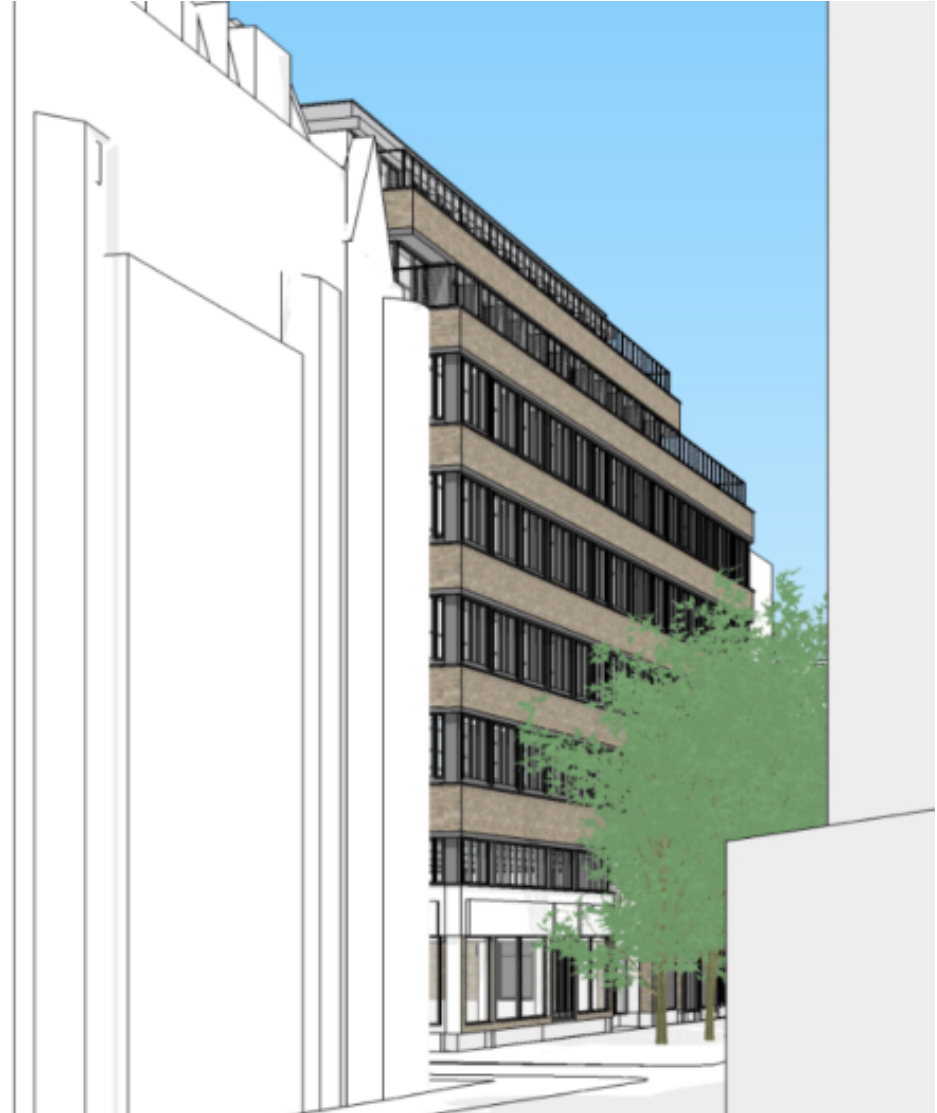


















..... New 6th floor with lightweight, lighter coloured metal cladding

..... New extended parapet in plan reduce the impact of new 6th floor

..... Brick slips to parapet to match existing

..... Deep metal-clad colonnade to help with solar shading and to mirror metal windows below

..... Existing brick parapet