

Application ref: 2020/6016/P  
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Date: 15 June 2023

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

Phone: 020 7974 4444

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Turley  
8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Arches 30-38**

**Site adjacent to 5 Prowse Place and 156 Camden Street**

**London**

**NW1 9PN**

Proposal:

Change of use of ground floor and first floor of Arches 30-38 from Sui Generis (Class E / B2 / B8) to flexible use class E/ B8 with associated cycle parking; widening of entrance gates

Drawing Nos: Location Plan (drawing no. 266779); Ground floor existing use; Ground floor proposed use; Ground floor proposed use; First floor proposed use; J32-5210-PS-001; Planning statement (dated February 2021, Rev A); Delivery and servicing plan (version 5, received July 2021); Noise assessment (dated December 2020)

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- Location Plan (drawing no. 266779); Ground floor existing use; Ground floor proposed use; Ground floor proposed use; First floor proposed use; J32-5210-PS-001; Planning statement (dated February 2021, Rev A); Delivery and servicing plan (version 5, received July 2021); Noise assessment (dated December 2020)

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

3 Energy statement

Prior to any refurbishment works being carried out across a floor area of 500 sqm or more, the development hereby approved shall submit an energy statement to the Local Planning Authority to be approved in writing demonstrating how the greatest possible reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy (meeting Part L2B for retained thermal elements) has been achieved including a 20% reduction in CO2 from onsite renewables.

Prior to occupation, evidence demonstrating that the approved measures have been implemented should be submitted to the Local Planning Authority to be approved in writing.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan Policies.

4 Sustainability statement

Prior to any refurbishment works being carried out across a floor area of 500 sqm or more, the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development to be submitted and approved by the Local Planning Authority.

Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan Policies

5 Office use - minimum floor space area

No less than 50% of total floor area shall be used as office floor space (Class E (g)i).

Reason: To prevent the loss of existing office floorspace and provide a mix of uses that will safeguard the amenities of surrounding residential occupiers in accordance with policies E1 and A1 of the Camden Local Plan 2017.

6 Food and drink uses - maximum floor space area

No greater than 20% of total floor area shall be used as food and drink related uses (for consumption largely on the premises) (Class E(b)).

Reason: To create a mix of uses on the site that will safeguard the amenities of surrounding residential occupiers in accordance with policy A1 of the Camden Local Plan 2017.

7 Cycle parking

Prior to occupation of any use, the following cycle parking shall be provided in its entirety:

- a) Secured and covered parking for 18 long stay spaces
- b) Secured parking for 3 short stay spaces

All such facilities shall thereafter be permanently maintained and retained solely for its designated use.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017 and the London Plan.

8 Noise - music

No music (live or recorded) shall be played on the premises in such a way as to be audible within any adjoining residential premises.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://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.

- 5 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).

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer