

Application ref: 2023/3419/P
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Date: 5 February 2025

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

Phone: 020 7974 4444

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

Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**2 Waterhouse Square
140 Holborn
London
EC1N 2ST**

Proposal:

Partial demolition, refurbishment and extension of existing office building to provide commercial floorspace (Class E) at 2 Waterhouse Square including external alterations, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works.

Drawing Nos: Proposed Plans and Drawings (all Rev. C01 unless specified):

WHS-ORM-2W-00-DR-A-12001 Proposed Planning Site Location Plan

WHS-ORM-2W-00-DR-A-12600 (Rev. C02) Proposed Demolition Ground Floor Plan

WHS-ORM-2W-00-DR-A-12700 (Rev. C04) Proposed General Arrangement Ground Floor Plan

WHS-ORM-2W-01-DR-A-12601 Proposed Demolition First Floor Plan

WHS-ORM-2W-01-DR-A-12701 (Rev. C02) Proposed General Arrangement First Floor Plan

WHS-ORM-2W-02-DR-A-12602 Proposed Demolition Second Floor Plan

WHS-ORM-2W-02-DR-A-12702 (Rev. C02) Proposed General Arrangement Second Floor Plan

WHS-ORM-2W-03-DR-A-12603 Proposed Demolition Third Floor Plan

WHS-ORM-2W-03-DR-A-12703 (Rev. C02) Proposed General Arrangement Third Floor Plan

WHS-ORM-2W-04-DR-A-12604 Proposed Demolition Fourth Floor Plan

WHS-ORM-2W-04-DR-A-12704 (Rev. C02) Proposed General Arrangement Fourth Floor Plan
WHS-ORM-2W-05-DR-A-12605 Proposed Demolition Fifth Floor Plan
WHS-ORM-2W-05-DR-A-12705 (Rev. C02) Proposed General Arrangement Fifth Floor Plan
WHS-ORM-2W-06-DR-A-12606 Proposed Demolition Sixth Floor Plan
WHS-ORM-2W-06-DR-A-12706 (Rev. C02) Proposed General Arrangement Sixth Floor Plan
WHS-ORM-2W-07-DR-A-12707 (Rev. C02) Proposed General Arrangement Seventh Floor Plan
WHS-ORM-2W-AA-DR-A-12140 Proposed Planning Section A-A
WHS-ORM-2W-B1-DR-A-12699 Proposed Demolition Basement 1 Plan
WHS-ORM-2W-B1-DR-A-12799 (Rev. C02) Proposed General Arrangement Basement 1 Plan
WHS-ORM-2W-BB-DR-A-12141 Proposed Planning Section B-B
WHS-ORM-2W-CC-DR-A-12142 Proposed Planning Section C-C
WHS-ORM-2W-DD-DR-A-12143 Proposed Planning Section D-D
WHS-ORM-2W-EA-DR-A-12349 Proposed Planning Bay Study 10
WHS-ORM-2W-EA-DR-A-12350 Proposed Planning Bay Study 11
WHS-ORM-2W-EA-DR-A-12351 Proposed Planning Bay Study 12
WHS-ORM-2W-EA-DR-A-12352 Proposed Planning Bay Study 13
WHS-ORM-2W-EA-DR-A-12372 (Rev. C02) Proposed Planning R7 Heritage Block East Facade
WHS-ORM-2W-EE-DR-A-12144 Proposed Planning Section E-E
WHS-ORM-2W-LG-DR-A-12698 Proposed Demolition Lower Ground Floor Plan
WHS-ORM-2W-LG-DR-A-12798 (Rev. C02) Proposed General Arrangement Lower Ground Floor Plan
WHS-ORM-2W-NO-DR-A-12330 Proposed Planning North Elevation
WHS-ORM-2W-NO-DR-A-12331 (Rev. C03) Proposed Planning East Elevation
WHS-ORM-2W-NO-DR-A-12340 Proposed Planning Bay Study 01
WHS-ORM-2W-NO-DR-A-12341 Proposed Planning Bay Study 02
WHS-ORM-2W-NO-DR-A-12342 Proposed Planning Bay Study 03
WHS-ORM-2W-NO-DR-A-12343 Proposed Planning Bay Study 04
WHS-ORM-2W-NO-DR-A-12344 Proposed Planning Bay Study 05
WHS-ORM-2W-NO-DR-A-12345 Proposed Planning Bay Study 06
WHS-ORM-2W-NO-DR-A-12346 Proposed Planning Bay Study 07
WHS-ORM-2W-NO-DR-A-12347 Proposed Planning Bay Study 08
WHS-ORM-2W-NO-DR-A-12348 Proposed Planning Bay Study 09
WHS-ORM-2W-NO-DR-A-12371 Proposed Planning R7 Heritage Block North Facade
WHS-ORM-2W-RF-DR-A-12607 Proposed Demolition Roof Plan
WHS-ORM-2W-SO-DR-A-12332 Proposed Planning South Elevation
WHS-ORM-2W-SO-DR-A-12353 Proposed Planning Bay Study 14
WHS-ORM-2W-SO-DR-A-12370 Proposed Planning R6 Heritage Block South Facade
WHS-ORM-2W-WE-DR-A-12333 Proposed Planning West Elevation
WHS-ORM-2W-WE-DR-A-12354 Proposed Planning Bay Study 15
WHS-ORM-2W-WE-DR-A-12355 Proposed Planning Bay Study 16
WHS-ORM-2W-ZZ-DR-A-12360 Proposed Planning Entrance Elevations

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 five 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-

Proposed Plans and Drawings (all Rev. C01 unless specified):

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WHS-ORM-2W-02-DR-A-12702 (Rev. C02) Proposed General Arrangement Second Floor Plan

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WHS-ORM-2W-03-DR-A-12703 (Rev. C02) Proposed General Arrangement Third Floor Plan

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WHS-ORM-2W-04-DR-A-12704 (Rev. C02) Proposed General Arrangement Fourth Floor Plan

WHS-ORM-2W-05-DR-A-12605 Proposed Demolition Fifth Floor Plan

WHS-ORM-2W-05-DR-A-12705 (Rev. C02) Proposed General Arrangement Fifth Floor Plan

WHS-ORM-2W-06-DR-A-12606 Proposed Demolition Sixth Floor Plan

WHS-ORM-2W-06-DR-A-12706 (Rev. C02) Proposed General Arrangement Sixth Floor Plan

WHS-ORM-2W-07-DR-A-12707 (Rev. C02) Proposed General Arrangement Seventh Floor Plan

WHS-ORM-2W-AA-DR-A-12140 Proposed Planning Section A-A

WHS-ORM-2W-B1-DR-A-12699 Proposed Demolition Basement 1 Plan

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WHS-ORM-2W-BB-DR-A-12141 Proposed Planning Section B-B

WHS-ORM-2W-CC-DR-A-12142 Proposed Planning Section C-C

WHS-ORM-2W-DD-DR-A-12143 Proposed Planning Section D-D

WHS-ORM-2W-EA-DR-A-12349 Proposed Planning Bay Study 10

WHS-ORM-2W-EA-DR-A-12350 Proposed Planning Bay Study 11

WHS-ORM-2W-EA-DR-A-12351 Proposed Planning Bay Study 12

WHS-ORM-2W-EA-DR-A-12352 Proposed Planning Bay Study 13

WHS-ORM-2W-EA-DR-A-12372 (Rev. C02) Proposed Planning R7 Heritage Block East Facade

WHS-ORM-2W-EE-DR-A-12144 Proposed Planning Section E-E

WHS-ORM-2W-LG-DR-A-12698 Proposed Demolition Lower Ground Floor

Plan

WHS-ORM-2W-LG-DR-A-12798 (Rev. C02) Proposed General Arrangement

Lower Ground Floor Plan

WHS-ORM-2W-NO-DR-A-12330 Proposed Planning North Elevation

WHS-ORM-2W-NO-DR-A-12331 (Rev. C03) Proposed Planning East Elevation

WHS-ORM-2W-NO-DR-A-12340 Proposed Planning Bay Study 01

WHS-ORM-2W-NO-DR-A-12341 Proposed Planning Bay Study 02

WHS-ORM-2W-NO-DR-A-12342 Proposed Planning Bay Study 03

WHS-ORM-2W-NO-DR-A-12343 Proposed Planning Bay Study 04

WHS-ORM-2W-NO-DR-A-12344 Proposed Planning Bay Study 05

WHS-ORM-2W-NO-DR-A-12345 Proposed Planning Bay Study 06

WHS-ORM-2W-NO-DR-A-12346 Proposed Planning Bay Study 07

WHS-ORM-2W-NO-DR-A-12347 Proposed Planning Bay Study 08

WHS-ORM-2W-NO-DR-A-12348 Proposed Planning Bay Study 09

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WHS-ORM-2W-SO-DR-A-12370 Proposed Planning R6 Heritage Block South Facade

WHS-ORM-2W-WE-DR-A-12333 Proposed Planning West Elevation

WHS-ORM-2W-WE-DR-A-12354 Proposed Planning Bay Study 15

WHS-ORM-2W-WE-DR-A-12355 Proposed Planning Bay Study 16

WHS-ORM-2W-ZZ-DR-A-12360 Proposed Planning Entrance Elevations

Supporting Documentation:

Design and Access Statement, and Townscape Assessment (July 2023)

Planning Statement (November 2023)

Planning Report (July 2023)

Noise Impact Assessment (July 2023)

Sustainability Statement (August 2023)

Daylight, Sunlight and Overshadowing Report (July 2023)

Construction/Demolition Management Plan (July 2023)

Transport Assessment (July 2023)

Heritage Assessment (July 2023)

Statement of Community Involvement (August 2023)

Operational Waste Management Strategy (July 2023)

Drainage Strategy Report (October 2023)

Air Quality Assessment (October 2023)

Active Travel Zone Assessment Technical Note (November 2023)

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

- 3 All new external work to the listed parts of 2 Waterhouse Square shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of

the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development (with the exception of demolition, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors and canopies;
 - b) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10;
 - c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
 - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1m x 1m of those materials (to be provided on site);
 - e) Details of cladding and façade treatment/louvres to any mechanical plant or machinery enclosures at roof terrace levels;
 - f) Typical elevation (minimum 2m x 2m in size) of each building including a glazed opening showing reveal and header detail and facing materials;
 - g) Details of relevant gates, railings, doors and louvres on all parts of the building which face the public realm.

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 for the relevant building.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

- 6 The ground floor uses hereby permitted shall not be carried out outside the following times:

08:00 to 23:00 Mondays to Saturdays and 08:00 to 22:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The external terraces for the proposed Class E use as shown on the approved drawings shall not be used outside of 08.00 to 21.00 hours Mondays to Saturdays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 (a) Prior to commencement of development (with the exception of demolition) the development hereby approved shall submit an energy statement to the Local Planning Authority to be approved in writing demonstrating how reductions in carbon dioxide emissions at 'Be Green' have been maximised and a minimum 49.6% reduction in beyond Part L 2021 Building Regulations in line with the energy hierarchy has been achieved.
- (b) Prior to first occupation of the development hereby approved evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and these measures shall be retained and maintained for the lifetime of the development.

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 2017.

- 9 Prior to commencement of development (with the exception of demolition), 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 be 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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of development (with the exception of demolition), a feasibility assessment with the aim of maximising the provision of solar photovoltaics and green and blue roofs should be submitted to the local planning authority and approved in writing. The building shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of development, a resource and waste management plan shall be submitted to and agreed in writing by the local planning authority. This shall include a pre-demolition audit and shall demonstrate how a minimum of 95% of construction and demolition waste will be reused/recycled/recovered. The development shall thereafter be delivered in accordance with the approved details.

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

- 12 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

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 Camden Local Plan policies A1 and CC4.

- 13 The external noise levels emitted from plant, machinery and/or equipment shall ensure that the rating level of the noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound." with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 14 Prior to their first use, any machinery, plant or equipment required for the development hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such thereafter.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 15 Prior to commencement of development (with the exception of demolition) the details of the proposed Emergency Generator Plant and any associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. Generators should be appropriately sized for life saving functions only, with alternatives to diesel or oil fully considered and testing minimised. The flue from the generators shall be at least 1 metre above the height of the tallest building in a 20m radius. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications. Details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter every three years to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 16 Noise emitted from the emergency plant and generators hereby permitted shall

not increase the minimum assessed background noise level (expressed as the lowest 24-hour LA90, 15 mins) by more than 10 dB one metre outside any premises, and shall be operated only for essential testing, except when required due to an emergency loss of power. Testing of the emergency plant and generators hereby permitted may be carried out for up to one hour only in a

calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of development (with the exception of demolition) the full details of the mechanical ventilation system including air inlet locations and confirmation of any filtration measures shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads or any other emission sources 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.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan 2017 Policy CC4.

- 18 Prior to the commencement of development (with the exception of demolition) the details of the bicycle parking layout and access arrangements for the development hereby approved shall be submitted to the Local Planning Authority for its written approval. The following bicycle parking spaces and arrangements shall be shown:

- * 422 long-stay and 16 short-stay spaces
- * Details of stands which should include a mix of Sheffield and two-tier stands and spaces for larger cycles to be parked
- * Locations of showers, lockers, changing and drying facilities
- * Lift, door, wheeling ramp and other access arrangement details

The approved facilities shall be provided in their entirety prior to first occupation of the development and thereafter be permanently maintained and retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, and CPG Transport.

- 19 No development (with the exception of demolition) shall take place until full details of hard and soft landscaping of all terrace areas within the development have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the approved details and maintained as such thereafter. Any trees or areas of planting within the development site which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is

reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 20 Prior to the commencement of any works on site details demonstrating how trees to be retained in the local area shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees near to the site shall be retained and protected from damage in accordance with the approved tree protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 21 Prior to commencement of development (with the exception of demolition), a plan detailing bird and bat box locations and types shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter permanently retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and policy A3 of the Camden Local Plan 2017.

- 22 Prior to the commencement of development (with the exception of demolition) details of the proposed lighting scheme, to include a lux levels plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter.

Reason: In the interest of ecology, visual amenity and promoting a safe and secure environment in accordance with policies A1, A2, A3 and C5 of the Camden Local Plan 2017.

- 23 The sustainable drainage system as approved in Drainage Strategy Report, Rev. 05 November 2023 by Heyne Tillett Steel shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve 76.3 l/s run-off rates in a 1:100 year storm with a 40% provision for climate change (74% betterment in existing run-off rates). The system shall include volumes of at least 355.89m³ of blue roofs and an attenuation tank of

74.6m³ as stated in the approved document and drawings and shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 24 Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan by a named maintenance owner.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 25 Prior to commencement of development (with the exception of demolition) evidence shall be submitted to the Local Planning Authority to be agreed in writing demonstrating the ability of the plans to meet secured by design accreditation, or justification submitted in any respect where the accreditation requirements cannot be met. Secured by design measures shall be implemented in accordance with the relevant accreditation achieved for the development prior to first occupation and the measures maintained in accordance with the approved details.

Reason: To ensure the proposals are safe and secure in accordance with policy C5 of the Camden Local Plan 2017.

- 26 Prior to commencement of development (with the exception of demolition) details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps 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 access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 27 Prior to commencement of development (with the exception of demolition) a feasibility assessment for rainwater/greywater recycling should be submitted to and approved in writing by the local planning authority. If considered feasible, details shall be submitted to the local authority and approved in writing prior to the commencement of above ground works. The development shall thereafter

be constructed in accordance with the approved details.

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

- 28 Prior to commencement of development (with the exception of demolition) details of locations and management of CCTV cameras at entrances to the development and around the building works hereby approved shall be submitted to the Local Planning Authority for its written approval. Details shall also be submitted of the design, siting, hours of opening/closing and other relevant management arrangements for gates to new entrances that form part of the development hereby approved. Once agreed in writing, the development shall thereafter be constructed and managed in accordance with the approved details.

Reason: To ensure the development is well-designed and is safe and secure in accordance with policies A1 and C5 of the Camden Local Plan 2017.

- 29 For the avoidance of doubt and notwithstanding any details shown on the drawings hereby approved the ground floor unit facing onto Leather Lane shall only be used for activities within the Class E use class and for no other purposes including as a bar or other form of drinking establishment.

Reason: To comply with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.
- 3 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.

- 4 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.
- 5 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.
- 6 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).
- 7 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. Further restrictions to these times may be required by the approved Demolition/Construction Management Plans. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer