

Donald Messenger
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2013/5523/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

3 December 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
222 Euston Road
London
NW1 2DA

Proposal:

Change of use of lower ground to fourth floor from offices (Class B1) to dual use education (Class D1) and office (Class B1) for a temporary period of 10 years.

Drawing Nos: Site Location Map; (Prefix 3095-L-) [as existing:] 010/P1, 000/P1, 001/P1; 002/P1, 003/P1, 004/P1, 005/P1, [as proposed:] 111/P1, 100/P7, 101/P8, 102/P7, 103/P7, 104/P7 and 105/P6. Supporting Information: Transport statement by Icen projects dated August 2013 and Transport note dated 28/10/13 by Icen Projects Ltd; revised marketing statement by Lambert Smith Hampton (undated; received by email 17/10/13), and planning statement by Deloitte dated August 2013.

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 use hereby permitted shall be for a limited period of 10 years from the date of this letter. At the end of this period the premises shall revert to their former lawful use which is as Class B1(a) offices.

Reason: To prevent the long-term loss of employment space contrary to policies CS8, CS11 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP16, DP17, DP18, DP19, DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to occupation of the building in accordance with this permission or any part of it, the applicant shall ensure that all energy efficiency measures as listed in appendix 1 of the Planning Statement by Deloitte dated August 2013 are implemented and permanently maintained thereafter.

Reason: In order to secure appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to commencement of development, details of all servicing arrangements in the form of a servicing management statement (SMS) shall be submitted to and approved in writing by the Local Planning Authority. Servicing shall be carried out in accordance with the approved details.

Reason: In order to satisfactorily highways, pedestrian safety and residential amenity in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the provisions of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any other uses than office use (Class B1a) and educational uses (Class D1).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and the immediate area by reason of noise and disturbance and impact on the highway network, in accordance with policies CS5, CS10 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of the development, details of secure and covered cycle storage areas for a minimum of 16 cycles shall be submitted to and approved by the local planning authority in writing. The number of cycle spaces provided should be maximised and evidence should be provided to demonstrate that this is the maximum number of spaces that can reasonably be accommodated. The approved facility shall thereafter be provided in its entirety prior to occupation of the building in accordance with this permission and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of development a construction management statement (CMS) shall be submitted and approved in writing by the Local Planning Authority. Construction shall be carried out in accordance with the approved details.

Reason: In order to satisfactorily highways, pedestrian safety and residential amenity in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16, DP20, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Reasons for granting permission:
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental

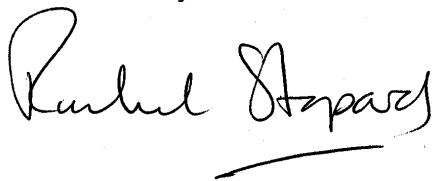
standards), CS14 (Promoting high quality places and conserving our heritage), CS16 (Improving Camden's health and well-being), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 (Employment sites and premises), DP15 (Community and leisure), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP22 (Promoting sustainable design and construction), DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP32 (Air quality and Camden's Clear Zone). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 5 This planning permission allows dual use of the building as B1 (a) offices and D1 educational facilities. The permission allows flexibility between these two uses; allowing the building to be used for a mix of them, or one or the other, for a period of 10 years. At the end of the 10 year period following implementation of the permission the building must revert to B1 (a) offices.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard

Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.