

Jennifer Ross
Tibbalds Planning & Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3HB

Application Ref: **2013/1086/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

4 June 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

Resubmission of Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
16 - 16A Hatton Square
Business Centre
Baldwins Gardens
London
EC1 7RJ

Proposal:

Renewal of planning permission 2010/0646/P dated 25/06/2010 (Erection of an infill extension to north and west elevations, a two storey roof extension and alterations to provide a new entrance, atrium, and re-cladding envelope with green wall, to re provide a shop (A1), provide additional office space (B1a); workshops (B1c) and ancillary cafe).

Drawing Nos: 511 L (--) 100 P9; 101 P10; 102 P10; 103 P7; 104 P8; 105 P9; 106 P9; 107 P9; 108 P1; 200 P7; 201 P6; 202 P6; 203 P4; 204 P3; 205 P0; 206 P0; 300 P6; 301 P4; 302 P7; 303 P6; 304 P5; 305 P3; 511 L (21) 01 REV P1; 511 A (21) 01 REV P1; 511 L (0-) 00 REV P0; 101 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 15 REV P0; 14 REV P0; 13 REV P1; 12 REV P0; 11 REV P0; 10 REV P0; 9 REV P0; 8 REV P0; 7 REV P0; 6 REV P0; 5 REV P0; 4 REV P0; 3 REV P0; 2 REV P0 and 1 REV P0; local and strategic views report; Attenuation statement; Refuse strategy; Crime prevention report; Schedule of accommodation; Existing and proposed summary; Existing tenancy schedule;



Daylight and Sunlight report (amended 19/05/2010); Construction management plan; Transport Assessment; Steve little research; Economic Impact Study; Development viability assessment; Building & sustainability concept report; Biotecture Ltd, Development viability assessment (as amended) April 2013, BREEAM Statement, prepared by Thornton Tomasetti, dated 8th May 2013, Details of ground investigation prepared by Thornton Tomasetti dated 13th February 2013, and covering letter from Tibbalds dated 19th February 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 Before work to the ground floor superstructure commences, details of the proposed cycle storage area for x 52 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Full details of the construction, planting and maintenance in respect of the green roof and green walls in the areas indicated on the approved drawings shall be submitted to and approved by the local planning authority before work to the ground floor superstructure commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The investigation shall be implemented in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans Drawing Numbers: 511 L (--) 100 P9; 101 P10; 102 P10; 103 P7; 104 P8; 105 P9; 106 P9; 107 P9; 108 P1; 200 P7; 201 P6; 202 P6; 203 P4; 204 P3; 205 P0; 206 P0; 300 P6; 301 P4; 302 P7; 303 P6; 304 P5; 305 P3; 511 L (21) 01 REV P1; 511 A (21) 01 REV P1; 511 L (0-) 00 REV P0; 101 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 15 REV P0; 14 REV P0; 13 REV P1; 12 REV P0; 11 REV P0; 10 REV P0; 9 REV P0; 8 REV P0; 7 REV P0; 6 REV P0; 5 REV P0; 4 REV P0; 3 REV P0; 2 REV P0 and 1 REV P0; local and strategic views report; Attenuation statement; Refuse strategy; Crime prevention report; Schedule of accommodation; Existing and proposed summary; Existing tenancy schedule; Daylight and Sunlight report (amended 19/05/2010); Construction management plan; Transport Assessment; Steve little research; Economic Impact Study; Development viability assessment; Building & sustainability concept report; Biotecture Ltd, Development viability assessment (as amended) April 2013, BREEAM Statement, prepared by Thornton Tomasetti, dated 8th May 2013, Details of ground investigation prepared by Thornton Tomasetti dated 13th February 2013, and covering letter from Tibbalds dated 19th February 2013.

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

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 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.
- 3 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.
- 4 The applicant is advised that (i) the area outlines as a café/restaurant is ancillary to the main business uses and should not be open to the general public. Should this position change then planning permission may be required, and (ii) should the installation of plant/machinery be required which would terminate externally then this would require the benefit of planning permission.
- 5 Reasons for granting planning permission.

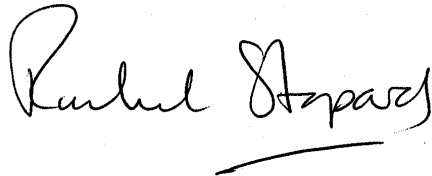
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 ((Distribution of growth), CS5 Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS19 (Developing and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP13 (Employment sites and premises), 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), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction) DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) DP28 (Noise and vibration), DP29 (Improving access), DP32 (Air quality and Camden's Clear Zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- The proposal is considered to be acceptable in both use and conservation area terms. The increase in B1 use space, securing jewellery workshops, provision of A3 café and re provision of retail space is welcomed in strategic and local terms. The

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 survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.