

Peter Edwards
Planning Perspectives LLP
Waterloo Court
10 Theed Street
LONDON
SE1 8ST

Application Ref: **2013/0786/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

14 May 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:

Fox Court
14 Gray's Inn Road
London
WC1X 8HN

Proposal:

Erection of a 4 storey infill extension in the existing courtyard providing a new retail unit (Class A1) on the ground floor and office floorspace (Class B1a) on the first second and third floors and associated refurbishment of the building including the addition of a new entrance, curtain wall glazing, granite panels and replacement of the existing entrance to the west elevation new plant on the roof of the Annex and the installation of photovoltaic panels at roof level in connection with existing office use (Class B1a).

Drawing Nos: Site Location Plan (P001); Site Plan (P002); Existing Drawings: P100 to P118; P300; Proposed Drawings: P200 to P219; P301; P400; P500 to P505; P600; P601; P700; P701; Reports: Planning Statement by Planning Perspectives LLP (6 February 2013); Design and Access Statement (including Lift Traffic Study and Fire Engineering Feasibility) by GMA Architecture (January 2013); Daylight, Sunlight and Overshadowing Report by Deloitte; (February 2013); Transport Statement (including a Service Management Plan and Draft Construction Traffic Management Plan) by Bellamy Roberts (January 2013); Viability Submission by Turner Morum (February 2013); Sustainability and



Energy Statement by MBA Consulting Engineers Ltd (16th January 2013); BREEAM Pre-Assessment by MBA Consulting Engineers Ltd (8th January 2013); Noise Assessment by MBA Consulting Engineers Ltd (February 2013); Marketing Agent's Statement by Knight Frank and Farebrother (February 2013); Historic Environment Assessment by MOLA (29 January 2013); Structural Engineer's Report by Sinclair Johnston (January 2013); Off-site search for residential options report by Farebrother (April 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (P001); Site Plan (P002); Existing Drawings: P100 to P118; P300; Proposed Drawings: P200 to P219; P301; P400; P500 to P505; P600; P601; P700; P701; Reports: Planning Statement by Planning Perspectives LLP (6 February 2013); Design and Access Statement (including Lift Traffic Study and Fire Engineering Feasibility) by GMA Architecture (January 2013); Daylight, Sunlight and Overshadowing Report by Deloitte; (February 2013); Transport Statement (including a Service Management Plan and Draft Construction Traffic Management Plan) by Bellamy Roberts (January 2013); Viability Submission by Turner Morum (February 2013); Sustainability and Energy Statement by MBA Consulting Engineers Ltd (16th January 2013); BREEAM Pre-Assessment by MBA Consulting Engineers Ltd (8th January 2013); Noise Assessment by MBA Consulting Engineers Ltd (February 2013); Marketing Agent's Statement by Knight Frank and Farebrother (February 2013); Historic Environment Assessment by MOLA (29 January 2013); Structural Engineer's Report by Sinclair Johnston (January 2013); Off-site search for residential options report by Farebrother (April 2013).

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

- 3 All new external work 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 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the

following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- c) Samples and/or manufacturer's details of new facing materials for the extension and the shopfront are to be provided on site and retained on site during the course of the works.

The relevant part of the works shall then be carried in accordance with the approved details.

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 use of the retail unit hereby permitted shall not be carried out outside the following times 06:00 - 23:00 Mondays to Saturdays and Bank Holidays and 08:00 - 16:00 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 Full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved by the Local Planning Authority, in writing, prior to the erection of the courtyard extension. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details. The substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm. The design and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per sqm.

Reason: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building, in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority, prior to occupation of the extension. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policy CS14 and CS15 the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the extension. Any trees or areas of planting 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 landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Details of bird and bat nesting boxes / bricks / features shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. No less than 10 bird nesting boxes / bricks and 5 bat features shall be provided on site (either within the new development or retro-fitted to existing buildings) and the details shall include the exact location, specification and design. The boxes / bricks / features shall be installed on site prior to the first occupation of the new development. The nesting boxes / bricks / features shall be installed strictly in accordance with the details so approved, and shall be retained and maintained thereafter.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The cycle parking facility for 76 cycles shall be provided in accordance with the approved plans and in its entirety prior to the first occupation of any of the new office floorspace 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 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Piling or any other foundation designs using penetrative methods shall not be permitted unless a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 A 1.8 metre high privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on west side elevation on the third floor prior to occupation of the new office floorspace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 14 The proposed windows on the west side elevation of the building at first, second and third floor level shall be obscurely glazed prior to the occupation of the new office floorspace and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of 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.

Informative(s):

1 Reasons for granting planning permission consent.

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), CS2 (Growth areas), CS5 (Managing the impact of growth and development), CS7 (Promoting, Camden's centres and shops), 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), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS16 (Improving Camden's health and well-being), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy)

2 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), DP3 (Contributions to the supply of affordable housing), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP13 (Employment premises and sites), 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), 28 (Noise and Vibration), DP29 (Improving access), DP30 (Shopfronts), DP31 (Provisions of, and improvement to, open space and outdoor sport).

3 Furthermore, the development would provide new and refurbished office floorspace within Holborn, an area of the borough identified by local planning policy as being suitable for intensification. The proposal would create new employment opportunities and thereby stimulate growth within the area.

The new retail unit on the ground floor of the building is considered to be beneficial to the local economy and is not considered to harm the vitality and viability of the nearby Central London Frontage. The retail unit also has the potential to act a catalyst in attracting businesses to take up leases in the adjoining premises which currently remain vacant.

The proposed extension is considered to represent an appropriate form of development given the scale of the existing building and those within the surrounding area. The proposed external alterations to the building's front façade would improve both its visual appearance along the streetscene and the existing access arrangements. The development has also been designed regard to the amenity of existing residents living in the area and would not detrimentally impact upon the highway network.

- 4 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.
- 5 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).
- 6 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.
- 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. 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.
- 8 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 9 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).
- 10 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 11 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

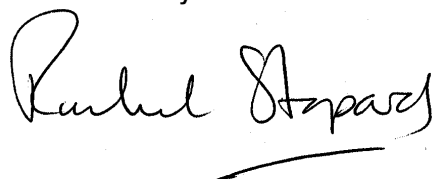
We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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.