

Mr Gareth Gerner
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223 Regent Street
London
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Application Ref: **2012/4661/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

15 March 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

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
24 - 28 Warner Street
London
EC1R 5EX

Proposal:

Minor material amendments to planning permission (ref 2011/5129/P) dated 23/12/2011 for the erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8) as variation of condition 14 (development to be carried out in accordance with approved plans), involving excavation of enlarged basement extension, provision of new windows and entrance canopy at front ground floor level, alteration to courtyard link at rear basement and ground floor level, reconfiguration of unit 10 at rear third floor level (increase in size of bedroom and reduction in size of external terrace), reorientation of PV panels at roof level and associated alterations.

Drawing Nos: Superseded drawings: 3621 (P) 010A; 011A; 012C; 013A; 014A; 015A; 016; 020C; 030B; 031A; 032A; 033B; 034A.

Drawings for approval: 3001 (P) 001 Rev A; 010; 011 Rev F; 012 Rev J; 013 Rev F; 014



Rev F; 015 Rev E; 016 Rev C; 017 Rev B; 020 Rev F; 030 Rev E; 031 Rev D; 032 Rev D; 033 Rev D; 034 Rev C; Landscape Design Proposals by David Orr Consulting dated 21/09/2012 Issue 5; DOC 1002.L.(90).100.D; DOC 1002.L.(90).101.D; DOC 1002.L.(90).102.B; Daylight and Sunlight Study (Within Development) by Building Surveying Solutions dated 18/09/2012; Design Statement Supplement by Arc Design Partnership LLP dated September 2012 Rev A; Basement Impact Assessment by LBH Wembley dated 24/10/2012 Ref LBH4006 Ver 3.2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 14 of the planning permission granted on 23/12/2011 under reference number 2011/5129/P shall be replaced by the following condition:

REPLACEMENT CONDITION 14

The development hereby permitted shall be carried out in accordance with the following approved plans 3621 (P) 001; 002; 003; 004; 005; 006; 3001 (P) 001 Rev A; 010; 011 Rev F; 012 Rev J; 013 Rev F; 014 Rev F; 015 Rev E; 016 Rev C; 017 Rev B; 020 Rev F; 030 Rev E; 031 Rev D; 032 Rev D; 033 Rev D; 034 Rev C; Landscape Design Proposals by David Orr Consulting dated 21/09/2012 Issue 5; DOC 1002.L.(90).100.D; DOC 1002.L.(90).101.D; DOC 1002.L.(90).102.B; Daylight and Sunlight Study (Within Development) by Building Surveying Solutions dated 18/09/2012; Design Statement Supplement by Arc Design Partnership LLP dated September 2012 Rev A; Basement Impact Assessment by LBH Wembley dated 24/10/2012 Ref LBH4006 Ver 3.2; Letter from Thorne Hiley dated 29/09/2011 Ref Warner_St_planning_app; Letter from Richard Susskind & Company Ref F:\...\STARTUP\Ayhv13.dot /; Design & Access Statement by DLG Architects dated July 2011 Rev B; Archaeological Desk Based Assessment by CGMS Consulting dated February 2011; Code for Sustainable Homes Pre-Assessment by Hilson Moran dated 17/03/2011 Issue 1.0; Energy Strategy by Hilson Moran dated 18/03/2011 Issue 1.0; Daylight and Sunlight Study (Neighbouring Properties) by Building Surveying Solutions dated 07/04/2011; Construction Management Plan by Thorne Hiley.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 2 For clarification it is acknowledged that various approval of details applications in

association with the previous planning permission have already been granted (conditions 6 and 8 by 2012/3818/P, 9a by 2012/2587/P, 9b by 2012/4231/P, 10 by 2012/4231/P and 13 by 2012/5478/P). You are reminded that the remaining conditions which require details to be submitted (conditions 2 - design details, 3 - green roofs and 9c - verification report) continue to be outstanding and require details to be submitted and approved.

- 3 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

- 4 Reasons for granting permission.

The proposed variation of condition 14 would not materially deviate from the reasons stated for the approval of the parent permission (ref 2011/5129/P) granted on 23/12/2011. Furthermore the minor changes sought would be 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), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), 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 & encouraging biodiversity), CS17 (Making Camden a safer place), 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 DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and 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), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration), DP29 (Improving access), DP31 (Provision

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.

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