

Mr David O'Reilly  
Latitude Architects  
15 Weller Street  
London  
SE1 1QU

Application Ref: **2011/5314/P**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 **5142**

14 January 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:

**The Lighthouse Block**  
**283-297 Pentonville Road & 370-380 Gray's Inn Road**  
**London**  
**WC1X 8BB**

Proposal:

Revisions to planning permission ref 2008/5358/P and listed building consent ref: 2008/5366/L granted 8 April 2009 including relocation of the secondary escape stair and refuse/recycling store from Grays Inn Road to Pentonville Road; relocation of the entrance to retail unit 1 towards the apex of the building; alterations to roof finish, raised parapet to 283 Pentonville Road, installation of timber double glazed sash windows, and alterations to basement layout and cycle storage.

Drawing Nos: Site location plan; Drawing no: Prefix 15.1 08 REV C, 07 REV C, 06 REV G, 05 REV D, 04 REV E, 03 REV E, 02 REV E, 01 REV E, Prefix 15.3 01 REV F, 03 REV C, 04 REV C, 06 REV C, Prefix 10.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 10 REV B, 11 REV B, 12 REV B, 15 REV B, 16 REV B, Prefix 15.2 01 REV F, 02 REV F, 03 REV F, 04 REV A, Prefix 21.1 01 REV B, 09 REV B, 07 REV B, 05 REV B, 03 REV B, 11 REV B Prefix 20.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 07 REV B, 08 REV B, 09 REV B, 10 REV B, 11 REV B, 12 REV B, 13 REV B, 15 REV B, 17 REV B, 18 REV B, 19 REV B, 21 REV B, and SK01 REV A



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

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans  
Site location plan; Drawing no: Prefix 15.1 08 REV C, 07 REV C, 06 REV G, 05 REV D, 04 REV E, 03 REV E, 02 REV E, 01 REV E, Prefix 15.3 01 REV F, 03 REV C, 04 REV C, 06 REV C, Prefix 10.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 10 REV B, 11 REV B, 12 REV B, 15 REV B, 16 REV B, Prefix 15.2 01 REV F, 02 REV F, 03 REV F, 04 REV A, Prefix 21.1 01 REV B, 09 REV B, 07 REV B, 05 REV B, 03 REV B, 11 REV B Prefix 20.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 07 REV B, 08 REV B, 09 REV B, 10 REV B, 11 REV B, 12 REV B, 13 REV B, 15 REV B, 17 REV B, 18 REV B, 19 REV B, 21 REV B, and SK01 REV A

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

- 3 Before any relevant part of the works commence samples of the materials to be used in the construction of the external surfaces of the new development and roof extension hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development and new roof extension shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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 A method statement for the cleaning and re-pointing of the bricks shall be submitted to and approved in writing by the Council before the works of cleaning and repointing are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Before any relevant part of the works commence, details shall be submitted to and approved by the local planning authority of all external signage. The details to include:
- a) The number, size, location and level of illumination of all signage

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.

- 6 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 the new shopfronts at a scale of 1:20 with stallriser, cornice, glazing bar details at a scale of 1:2
- b) Plan, elevation and section drawings of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:2.
- c) Plan, elevation and drawings of all new windows including jambs, head and cill at a scale of 1:10 with typical glazing bar details at 1:2.

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.

- 7 A method statement for the repair and replacement of architectural features including but not limited to stone balustrade, cornice, pilasters, capitals brickworks and architraves to the retained facades shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 8 Before the development commences, details of the proposed cycle storage area for x 17 cycles (including x14 fold away bikes) 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..

- 9 The Class A3 use hereby permitted shall not be carried out outside the following times 07:00 - 00:00 Mondays - Saturdays and 08:00 - 23:30 Sundays and Bank Holidays. The Class A1 use hereby permitted can be carried out 24 hours daily.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS1, CS2, CS5 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

## Informative(s):

- 1 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.

- 2 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 CS5 Managing the impact of growth and development, CS14 Promoting high quality places and conserving our heritage, CS 17 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 DP17 Walking. Cycling and public transport, DP21 Development connecting to the highway network, DP24 Securing high quality design, DP25 Conserving Camden's

heritage, DP26 Managing the impact of development on occupiers and neighbours, DP27 basements and lightwells, DP29 Improving access and DP30 Shopfronts. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 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.
- 4 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](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)
- 5 You are advised that all conditions relating to planning permission 2008/5358/P, listed building consent 2008/5366/L and Conservation Area Consent 2008/5367/C granted on 8 April 2009 are still relevant to this consent. For the avoidance of doubt the conditions attached to this consent specifically relate to the amended elements of the original permission.
- 6 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 2363).
- 7 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>
- 8 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

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.

**Disclaimer**

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