

Mr Simon Chapman
Colliers International
9 Marylebone Lane
London
W1U 1HL United

Application Ref: **2012/3962/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

12 February 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:
London House
Mecklenburgh Square
London
WC1N 2AB

Proposal:

Erection of a 4th floor mansard roof extension and alterations to existing 3rd floor on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation

Drawing Nos: (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142;

BREEAM new construction 2011 Pre-assessment Report Rev C dated July 2012 by Hoare Lea; Energy and Renewable Energy statement Rev B by Hoare Lea; Scope of works rev P1 dated 27.7.12; External plant noise impact assessment by Hoare Lea; Preliminary Construction Management Plan dated 24.7.12; Service Management Plan dated July 2012; Student Residential Accommodation Management Plan dated July 2012



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 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 policies DP24 and DP25 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 facade 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.

- 6 Before the use commences, notwithstanding the details shown on the approved plans, details of the extract ventilating system on the roof in the northeast corner and any necessary associated acoustic isolation and sound attenuation shall be submitted to and approved by the Council. The plant and acoustic isolation shall thereafter be implemented in accordance with the approved details and maintained in effective order to the reasonable satisfaction of the Council.

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.

- 7 The proposed cycle storage facility, as shown on the plans hereby approved, shall be provided in its entirety prior to the first occupation of any of the new rooms and thereafter permanently maintained and retained.

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.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans- (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142; BREEAM new construction 2011 Pre-assessment Report Rev C dated July 2012 by Hoare Lea; Energy and Renewable Energy statement Rev B by Hoare Lea; Scope of works rev P1 dated 27.7.12; External plant noise impact assessment by Hoare Lea; Preliminary Construction Management Plan dated 24.7.12; Service Management Plan dated July 2012; Student Residential Accommodation Management Plan dated July 2012.

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

- 9 The new student rooms shall be used in association with the existing student hall of

residence and shall be occupied in accordance with the Student Management Plan hereby approved.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of traffic congestion and excessive on-street parking pressure etc, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP9, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Details of a Construction Management Statement relating to the demolition and construction works shall be submitted to and approved by the Council before any works start on site.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP20 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 2363).
- 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 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, CS6 - Providing quality homes, CS9 - Achieving a successful Central London, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS19 - Delivering and monitoring the Core

Strategy, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP6 - Lifetime homes and wheelchair homes, DP9 - Student housing etc., DP16 - transport implications of development, DP17 - Walking, cycling and public transport, DP19 - Managing the impact of parking, DP20 - Movement of goods and materials, DP22 - Sustainable 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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £15,900 (318sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 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
- 7 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.

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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