

Mr Nick Charlton  
DKA  
Malthouse  
Sydney Buildings  
Bath  
Somerset  
BA2 6BZ

Application Ref: **2012/6550/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

6 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**

Address:  
**Regents Park Barracks**  
**Albany Street**  
**London**  
**NW1 4AL**

#### **Proposal:**

Erection of two storey extension to Site Central building for use as offices and conference suite (Class B1a), erections of a single-storey substation following demolition of existing substation and installation of plant equipment and photovoltaic panels to barracks (Sui Generis).

Drawing Nos: Design and Access Statement prepared by DKA dated 03 December 2012, 287611/B1/P/-/(-)/001 Rev P5, 287611/B2/E/-/(-)/001 Rev P6, 287611/B2/P/0/(-)/001 Rev P6, 287611/B2/P/1/(-)/001 Rev P6, 287611/B2/P/2/(-)/001 Rev P6, 287611/B2/P/B/(-)/001 Rev P3, 287611/B2/S/-/(-)/001 Rev P6, 287611/B2/S/-/(-)/002 Rev P6, 287611/Site/P/0/(-)/001 Rev P6, 287611/Site/P/-/(-)/005 Rev P1, Basement Assessment by Capita Symonds dated 12 December 2012, 287611/Site/P/-/(-)/003 Rev P2 and 287611/Site/P/-/(-)/004 Rev P2.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement prepared by DKA dated 03 December 2012, 287611/B1/P/-(-)/001 Rev P5, 287611/B2/E/-(-)/001 Rev P6, 287611/B2/P/0/(-)/001 Rev P6, 287611/B2/P/1/(-)/001 Rev P6, 287611/B2/P/2/(-)/001 Rev P6, 287611/B2/P/B/(-)/001 Rev P3, 287611/B2/S/-(-)/001 Rev P6, 287611/B2/S/-(-)/002 Rev P6, 287611/Site/P/0/(-)/001 Rev P6, 287611/Site/P/-(-)/005 Rev P1, 287611/Site/P/-(-)/003 Rev P2, 287611/Site/P/-(-)/004 Rev P2 and Basement Assessment by Capita Symonds dated 12 December 2012.

Reason:

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

- 4 The brick detailing to the lintels of windows within the hereby approved extension shall resemble, as closely as possible, in colour and texture those of the original Site Central 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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the

local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) 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 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 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), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), 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) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP1 (Mixed use development), DP13 (employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP 29 (Improving access), DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.
- 4 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](mailto: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.

**Disclaimer**

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