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6-12 Clarges Street
London
W1J 8HB

Application Ref: **2012/0059/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

18 October 2012

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 Heals Building
191-199 Tottenham Court Road & 22-24 Torrington Place
London W1

Proposal:

Erection of infill extension within internal courtyard to accommodate lift shaft and bridge links, erection of glass enclosure over internal lightwell, alterations to entrance off Torrington Place including installation of canopy, erection of new plant enclosures at roof level, installation of green roofs and other sustainability measures.

Drawing Nos: Site location plan; [1262-G200-] XP-B1-200, XD-07-50, XD-00-50, XP-00-200 rev. 01, XD-00-51, XD-01-50, XD-01-51, XD-02-51, XD-02-50, XD-03-51, XD-03-50, XD-04-50, XD-04-51, XD-05-50, XD-05-51, XD-06-50, XD-06-51, XE-01-050, XE-02-050, XE-03-050, XE-04-050, XE-05-51, XE-06-051, XE-07-051, XE-08-051, XS-AA-BB-200 rev. 01. [1262]G240-XP-RF-050, G240-XP-RF-051.[1262-]JC20-P-B1-200 rev. 01, P-00-200 rev. 01, P-01-200 rev. 01, P-02-200 rev. 01, P-03-200 rev. 01, P-04-200 rev. 01, P-05-200 rev. 01, P-06-200 rev. 01, P-RF-200 rev. 01, E-NS-200, E-W-200 rev. 01, S-AA-BB-200, S-CC-DD-200, S-EE-FF-200, S-GG-HH-200, S-II-JJ-KK-LL-200. [1262-G200-]P-B1-200 rev. 03, D-07-051 rev. 01, P-00-200 rev. 03, D-00-051 rev. 02, P-01-200 rev. 02, D-01-051 rev. 02, P-02-200 rev. 02, P-03-200 rev. 02, D-03-051 rev. 02, P-04-200 rev. 02, D-04-051 rev. 02, P-05-200 rev. 02, D-05-051 rev. 01, P-06-200 rev. 02, P-RF-200 rev. 02, E-W-020 rev.



01, E-NS-200 rev. 01, E-01-050 rev. 02, E-02-050 rev. 01, E-03-050 rev. 01, E-04-050 rev. 01, E-05-051 rev. 02, E-06-051 rev. 01, E-07-051 rev. 01, E-08-051 rev. 01, S-AA-BB-200 rev. 02, S-CC-DD-200, S-EE-FF-200 rev. 01, S-GG-HH-200 rev. 01, S-II-JJ-KK-LL-200 rev. 01. Acoustic report, ref: 11155 - 004a, dated January 2011, prepared by Philip Acoustics Ltd.

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: Site location plan; [1262-G200-] XP-B1-200, XD-07-50, XD-00-50, XP-00-200 rev. 01, XD-00-51, XD-01-50, XD-01-51, XD-02-51, XD-02-50, XD-03-51, XD-03-50, XD-04-50, XD-04-51, XD-05-50, XD-05-51, XD-06-50, XD-06-51, XE-01-050, XE-02-050, XE-03-050, XE-04-050, XE-05-51, XE-06-051, XE-07-051, XE-08-051, XS-AA-BB-200 rev. 01. [1262]G240-XP-RF-050, G240-XP-RF-051.[1262-JC20-P-B1-200 rev. 01, P-00-200 rev. 01, P-01-200 rev. 01, P-02-200 rev. 01, P-03-200 rev. 01, P-04-200 rev. 01, P-05-200 rev. 01, P-06-200 rev. 01, P-RF-200 rev. 01, E-NS-200, E-W-200 rev. 01, S-AA-BB-200, S-CC-DD-200, S-EE-FF-200, S-GG-HH-200, S-II-JJ-KK-LL-200. [1262-G200-]P-B1-200 rev. 03, D-07-051 rev. 01, P-00-200 rev. 03, D-00-051 rev. 02, P-01-200 rev. 02, D-01-051 rev. 02, P-02-200 rev. 02, P-03-200 rev. 02, D-03-051 rev. 02, P-04-200 rev. 02, D-04-051 rev. 02, P-05-200 rev. 02, D-05-051 rev. 01, P-06-200 rev. 02, P-RF-200 rev. 02, E-W-020 rev. 01, E-NS-200 rev. 01, E-01-050 rev. 02, E-02-050 rev. 01, E-03-050 rev. 01, E-04-050 rev. 01, E-05-051 rev. 02, E-06-051 rev. 01, E-07-051 rev. 01, E-08-051 rev. 01, S-AA-BB-200 rev. 02, S-CC-DD-200, S-EE-FF-200 rev. 01, S-GG-HH-200 rev. 01, S-II-JJ-KK-LL-200 rev. 01. Acoustic report, ref: 11155 - 004a, dated January 2011, prepared by Philip Acoustics Ltd.

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof

plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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.

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 CS5 (Managing the impact of growth and development), CS11 (Promoting Sustainable and efficient travel) and 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) DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of parking), DP19 (Managing the impact of parking), DP20 (Movement of Goods and Materials), 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), DP28 (Noise and Vibration), DP29 (Improving access) and DP32 (Air Quality and Camden's Clear Zone). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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

- 5 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

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444