

Holly Farrow
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2012/2504/P**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

12 November 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:
**68A Delancey Street,
London,
NW1 7RY**

Proposal:

Refurbishment works to existing commercial studio/office space (Class B1) to provide improved studio/office space (Class B1) with ancillary residential accommodation including timber cladding, alterations to windows/doors, erection of conservatory and creation of terrace at second floor level and addition of photovoltaics at roof level.

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix DSC4/D/) A001, A101, A102, A103, A104, A105, A106, A107, A108, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211A, A212A, A301, A302, A303, A304, E201, E202, E203, Energy Statement Report produced by Price & Myers dated 01/05/2012, Construction Management Plan produced by Chassay & Last Architects dated 30/04/2012, Heritage Statement produced by Heritage Collective LLP dated April 2012, BREEAM 2011 Assessment - Preliminary report produced by Price & Myers dated May 2012, Planning Statement produced by DP9 dated April 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 During the course of construction, in respects to the residential component of the development, a design stage assessments by an accredited assessor and an accompanying design stage certificate stating that the residential development is being constructed to achieve at least a rating of Ecohomes 'very good' attaining target credits of 60% in each of the Energy and Water categories and 40% in the Materials and Waste category has been submitted to, and approved in writing, by the local planning authority. The use of the residential premises shall not commence until a final Post-construction EcoHomes Certificate and accompanying statement have been submitted to the local planning authority demonstrating that by reasonable endeavours the target credits have been met.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No(s) (Prefix DSC4/D/) A001, A101, A102, A103, A104, A105, A106, A107, A108, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211A, A212A, A301, A302, A303, A304, E201, E202, E203, Energy Statement Report produced by Price & Myers dated 01/05/2012, Construction Management Plan produced by Chassay & Last Architects dated 30/04/2012, Heritage Statement produced by Heritage Colletive LLP dated April 2012, BREEAM 2011 Assessment - Preliminary report produced by Price & Myers dated May 2012, Planning Statement produced by DP9 dated April 2012.

Reason:

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

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. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS3 - Other highly accessible areas; CS6 - Providing quality homes; CS11 - Promoting sustainable and efficient travel; CS13 - Tackling climate change through providing 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; DP2 - Making full use of Camden's capacity for 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 parking; DP19 - Managing the impact of parking; DP21 - Development connecting to the highway network; 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. 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

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