

Mr Iain Smith
Watkin Jones Group
Unit 2
Wellfield Business Park
Chester Road
Preston Brook
Cheshire
WA7 3FR

Application Ref: **2012/3082/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

11 September 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
15-27 Britannia Street
London
WC1X 9JP

Proposal:

Redevelopment of site (involving the retention of facades facing Britannia St and Wicklow St, retention of eastern blocks adjoining railway line, demolition of remainder of site, alterations and extensions, and change of use from offices (Class B1)) and erection of a mixture of 5 - 6 storey high blocks to provide Sui Generis student accommodation (226 bedrooms) with associated performance space / gallery, communal areas and an external courtyard and 2 roof terraces; two Class C3 studio flats facing Wicklow Street; and one Class B1 office unit in basement.

Drawing Nos: (00) 001A, 002A, 003A, 004A, 005A, 006A, 007A, 101A, 102A; (20) 000B, 001C (accessible rooms plan), 001C (proposed ground floor plan), 002B, 003D, 004D, 005C, 006C, 007E, 008B, 100D, 101C, 104A, 102A, 103A, 200B, 201C; (25) 000B; Design and Access Statement by Carey Jones; Construction Management Plan by Watkin Jones; Ecological Assessment by Greengage; Energy Statement by GDM; Noise and Vibration Assessment by PDA; Phase One Preliminary Risk Assessment by Tier Consult; Service Management Plan by ADL Transport; Student Management Plan by Fresh Student Living; Sustainability Statement and BREEAM Pre-assessment by Icen; Transport Statement by



ADL Transport; Travel Plan by ADL Transport.

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 The details of the elevations of typical facade bays and of all architectural features, fenestration and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample 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.

- 4 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 Council.

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 The use of the 5th floor roofs as amenity terraces shall not commence until details

of the perimeter balustrades and any landscaping and associated permanent structures and furniture have been submitted to and approved by the Council.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping, gates and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to first occupation of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated and a plan showing details of the location of a stag loggery shall be submitted to and approved by the Council. The features shall be installed in accordance with the approved

plans prior to the occupation of the development and thereafter retained and maintained permanently.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the proposed performance space/gallery shall only used for ancillary purposes ancillary to the student accommodation and University of Arts and shall not be used as separate Class D1 (non-residential institution) accommodation.

Reason: To ensure that the future occupation of the building does not adversely affect the immediate area by reason of noise, 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 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Before the use commences, sound insulation shall be provided for the performance space and student rooms in accordance with the details shown in the Noise and Vibration Impact Assessment hereby approved. The uses shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to protect the proposed student rooms from external road and railway noise and vibration, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 12 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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 policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 13 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.

- 14 Before the use commences, details of the proposed air-source heat pumps and other roof level plant and any required screening or acoustic enclosures shall be submitted to and approved by the Council. The equipment shall be installed in accordance with the approved details and thereafter retained and maintained permanently.

Reason: To safeguard the amenities of 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.

- 15 Before the development commences, details of the proposed refuse storage areas for the student hall, offices and flats shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To safeguard the amenities of 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.

- 16 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.
- All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Before the development commences, details of the proposed cycle storage areas

for the student hall, offices and flats shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

- 18 The lifetime homes features and facilities and the wheelchair accessible rooms, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to occupation of any of the new student rooms and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP6 and DP9 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The student hall shall not be occupied until details of proposed privacy measures to windows of specific rooms have been submitted to and approved by the Council. Such details shall show fixed shut and obscure glazing provided up to 1.7m above internal floor level on the courtyard-facing communal living rooms at 1st, 2nd, 3rd and 4th floors and similar glazing provided up to 1.7m above external pavement level on the street-facing bedrooms and studios at ground floor. Such glazing shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of student bedrooms in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The development hereby permitted shall be carried out in accordance with the following approved plans- (00) 001A; (20) 000B, 001C (accessible rooms plan), 001C (proposed ground floor plan), 002B, 003D, 004D, 005C, 006C, 007E, 008B, 100D, 101C, 104A, 102A, 103A, 200B, 201C; (25) 000B; Design and Access Statement by Carey Jones; Construction Management Plan by Watkin Jones; Ecological Assessment by Greengage; Energy Statement by GDM; Noise and Vibration Assessment by PDA; Phase One Preliminary Risk Assessment by Tier Consult; Service Management Plan by ADL Transport; Student Management Plan by Fresh Student Living; Sustainability Statement and BREEAM Pre-assessment by Icen; Transport Statement by ADL Transport; Travel Plan by ADL Transport.

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

- 21 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- (a) provide details on all structures;
 - (b) accommodate the location of the existing London Underground structures;
 - (c) demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land;
 - (d) demonstrate that there will at no time be any potential security risk to our railway, property or structures;
 - (e) accommodate ground movement arising from the construction thereof;
 - (f) mitigate the effects of noise and vibration arising from the adjoining operations within the structures.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure as requested by London Underground Ltd and in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 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. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme is likely to be £431,600 (8632sqm x £50). 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

- 2 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).
- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 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.
- 5 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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

- 8 You are advised that the design of the proposed development needs to take account of Thames Water requirements regarding surface water drainage, sewerage, impact piling and water infrastructure. Please contact Thames Water Developer Services for more information and advice (tel 0845-850 2777), quoting DTS Ref 28474.
- 9 With reference to condition no.21, you are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting. Please contact LUL for more advice (tel- 0207-918-0016).
- 10 You are reminded that this decision only grants permission for permanent student accommodation (Sui Generis). Any alternative use of the residential units for temporary accommodation, ie. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 11 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, CS10 - Supporting community facilities, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with waste, CS19 - Delivering and monitoring the Core Strategy; and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 - Mixed use development, DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to supply of affordable housing, DP5 - Housing size mix, DP6 - Lifetime homes and wheelchair homes, DP9 - Student housing, DP13 - Employment sites and premises, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of car parking, DP19 - Managing the impact of parking, DP20 - Movement of goods and materials, DP21 - Development connecting to highway network, DP22 - Sustainable design and 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, DP31 - Provision of and improvements to public open space.

- 12 Reasons for granting planning permission (continued)-

Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations: The part redevelopment and part retention of buildings on this site is considered acceptable in the context of the conversion of the existing building for alternative uses being impracticable and unviable. The current scheme will bring back the vacant site into a beneficial use, will retain the most important elements in townscape terms and will create a vibrant use and

active frontages to the otherwise commercial area. The overall scheme will preserve the character of the conservation area and setting of adjoining listed buildings. The new use for student housing is required by a local University and will not lead to 'studentification' of the local area. The site is not designated for housing purposes and the student hall as proposed is effectively the only viable use that can be supported here. The new buildings will not harm neighbour amenity in terms of light, noise or parking conditions. The new student accommodation will receive adequate levels of amenity as far as is possible here, given the constraints of the site and surroundings. The new scheme will meet all sustainability and accessibility standards. Contributions and restrictions will be secured by S106 agreement to mitigate against any harmful impact on local amenity and infrastructure.

- 13 In relation to submission of detailed plans to discharge condition 15, you are advised to show an additional internal access to the proposed refuse store for the student hall.

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