



GERALDEVE

# **Operational Management Statement**

## **Supporting Information**

### **Proposed Timetable**



[illegible]





GERALDEVE

## **Supporting Information**

### **Planning Permission**

**(Ref. 2010/1470/P)**



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7974 4444  
Fax 020 7974 1680  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Mr John Frank  
Knight Frank LLP  
55 Baker Street  
London, UK  
W1U 8AN

Application Ref: **2010/1470/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 **5562**

1 July 2010

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 Bloomsbury Square**  
**London**  
**WC1A 2LP**

#### Proposal:

Change of use of part basement, ground floors and entire 1st to 5th floors from offices (Class B1) to Non-Residential Institution (Class D1).

Drawing Nos: Site Location Plan; 1620-01 Rev A; 1620-02; 1620-03; 1620-04; Basement; Ground Floor Plan PL.001; First Floor; Second Floor; Third Floor; Fourth Floor; Fifth Floor; Indicative Roof Plan (Green Roof); Planning Report (By Knight Frank, Dated March 2010); Design Stage Pre-Assessment Report and Energy Statement (By Scott Wilson, Dated 04 June 2010); Additional Supporting Evidence (Submitted by Email 28th May 2010).

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 use hereby permitted shall not be carried out outside the following times 07.30 hours to 23.00 hours Mondays to Friday and 08.00 hours to 17.00 hours on Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and C1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No plant or machinery associated with the use hereby approved shall operate outside the following times 07.30 hours to 23.00 hours Mondays to Friday and 08.00 hours to 17.00 hours on Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7 and SD8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 are 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 façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the neighbouring premises in accordance with the requirements of policies SD6, SD7, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the use commences, the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 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 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 N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 7 The details of the solar panels 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. Such details shall include a scale roof plan, elevation, section and manufacturers details. 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, the setting of the neighbouring listed buildings and the character of the conservation area in accordance with the requirements of policies B1, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1620-01 Rev A; 1620-02; 1620-03; 1620-04; Basement; Ground Floor Plan PL.001; First Floor; Second Floor; Third Floor; Fourth Floor; Fifth Floor; Indicative Roof Plan (Green Roof); Planning Report (By Knight Frank, Dated March 2010); Design Stage Pre-Assessment Report and Energy Statement (By Scott Wilson, Dated 04 June 2010); Additional Supporting Evidence (Submitted by Email 28th May 2010).

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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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 Your attention is drawn to the need for compliance with the requirements of the Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 5613) particularly in

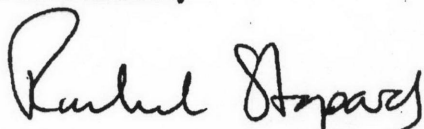


- respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 You are advised that the planning permission will be required for any external extraction and/or ventilation equipment to be installed at the premises.
  - 5 Your attention is drawn to the fact that there is 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
  - 6 Reasons for granting planning permission:

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life); SD2 (Planning obligations); SD6 (Amenity for occupiers and neighbours); SD7 (Light, noise and vibration pollution); SD8 (Noise and disturbance); SD9 (Resources and energy); B1 (General design principles); B3 (Alterations and extensions); B6 (Listed buildings); B7 (Conservation Areas); T1 (Sustainable Transport); T3 (Pedestrians and Cycling); T4 (Public transport); T8 (Car free housing and car capped housing); T9 (Impact of Parking); T12 (Works affecting highways); E2 (Retention of existing business uses); C1 (New community uses) and N5 (Biodiversity). Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- The B1 office premises has been vacant for some time and is not suitable for other employment uses due to the constraints of the existing building. There is considered to be an oversupply of such office accommodation in the area. The Council welcomes the creation of additional community uses in suitable locations and the site is located within the central London area with excellent transport links. With the imposition of conditions relating to opening hours and plant the use would not have a negative effect on the residential amenity of neighbours. The refurbishment of the building would result in energy efficiency savings and the installation of solar panels and a green roof is proposed. The proposals would see the building bought back into active use and subject to the recommended planning obligations is considered to be compliant with policy.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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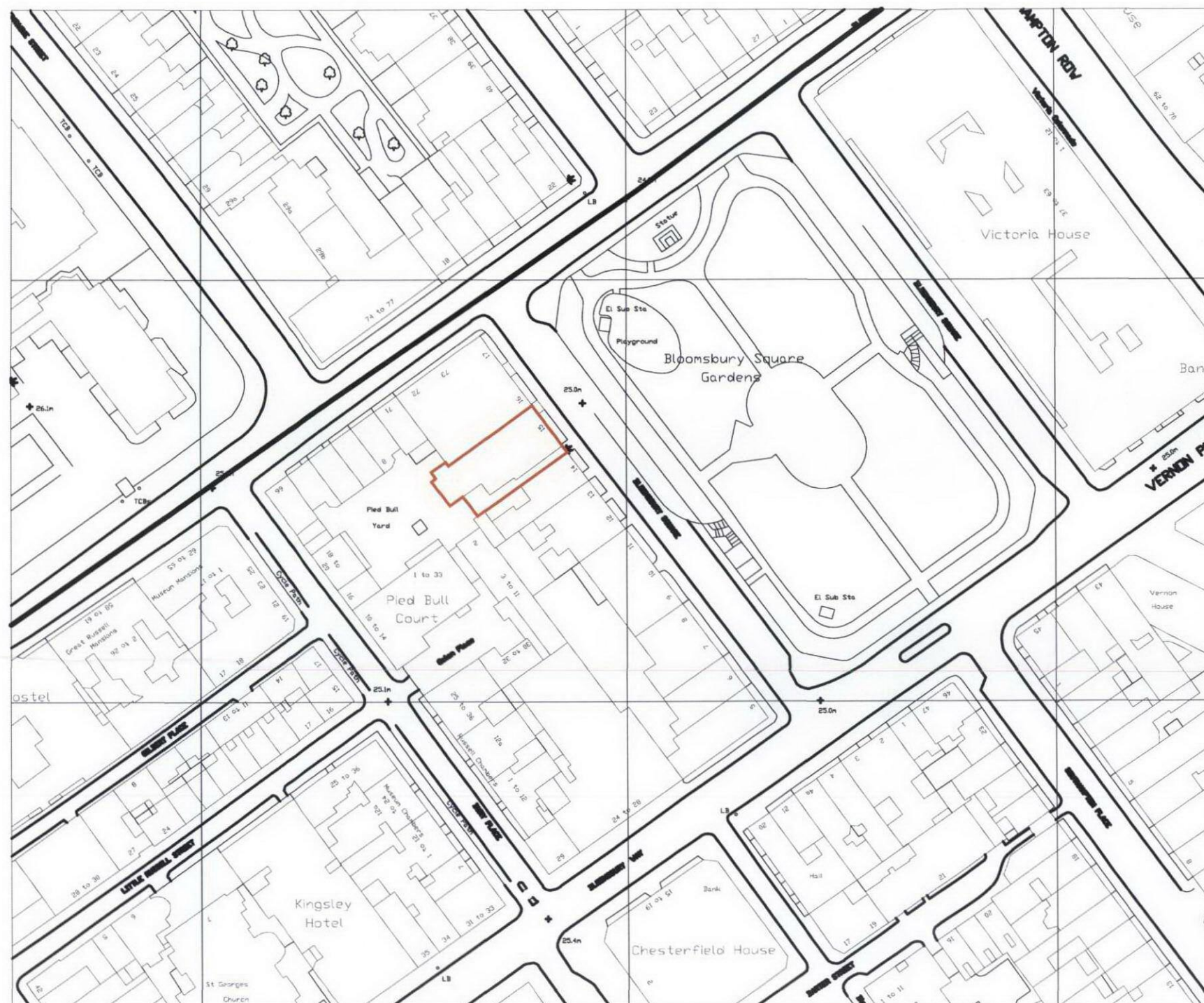
It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).



Do not scale from this drawing.  
Contractor to take and check all dimensions on site before work commences.  
Discrepancies to be reported to the architect.  
Subcontractor to verify all dimensions on site before making a shop drawing commencing manufacture.  
This drawing is copyright. (c) 2006



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## FOR PLANNING

Rev.	Description.	By	Date
A	Issued for Planning	JA	23.11.10

Client  
**Le Cordon Bleu London**

Project  
**15 Bloomsbury Square**

Title  
**Existing Site Plan**

Drawing No.	Rev.
<b>1010 10_101</b>	<b>A</b>

Scale	Date	Drawn	Checked
1:1250 @ A3	30.07.10	JA	JE

**BARR GAZETAS**

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