

Mr Simon Chapman
Colliers International
9 Marylebone Lane
London
W1U 1HL

Application Ref: **2012/2713/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

31 July 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

Variation or Removal of Condition(s) Granted

Address:

William Goodenough House
35 - 42 Mecklenburgh Square
London
WC1N 2AN

Proposal:

Variation of condition 8 (development to be carried out in accordance with the approved plans) and condition 7 (details of photovoltaic panels to be submitted for approval) pursuant to planning permission granted on the 08/06/2010 (ref 2010/1411/P) (for the creation of an additional 61 student rooms and flats for the existing halls of residence), to allow for minor material amendment to include the addition of mechanical ventilation plant on both roofs of Elysium and Heathcote blocks and to require the installation of reconfigured photovoltaic panels on roofs of the 3 blocks in accordance with revised submitted details
Drawing Nos: superseded drawings- B41558-108, 109, 110, 111, 112, 113;
proposed drawings- 5280-SK- PL01 rev E, PL02 rev C, PL03 rev D, PL04 rev D, PL05 rev C, PL12 rev H, PL13 rev A; plant noise assessment dated 15 June 2012 by Sandy Brown; technical specifications by nuaire; Solar PV system by Michael Beale.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 Condition 8 of planning permission ref 2010/1411/P granted on 8.6.10 shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans- Planning Statement March 2010; Daylight and Sunlight Report March 2010; Energy and Renewable Energy Statement dated 27.2.10; Student Residential Accommodation Management Plan February 2010; Service Management Plan Feb 2010; Preliminary Construction Management Plan March 2010; Location Plan; B41558/000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 101, 102, 103, 104, 105, 106, 107, 114, 115, 116, 117; Addendum to Daylight and Sunlight Report by Waterslade Ltd dated May 2010; 5280-SK-PL01 rev E, PL02 rev C, PL03 rev D, PL04 rev D, PL05 rev C, PL12 rev H, PL13 rev A, PL06A, PL07B, PL08A, PL09A, PL10A, PL11B; BREEAM Multi-residential 2008 Pre-Assessment Report and Target Rating Rev D dated 25.3.11; plant noise assessment dated 15 June 2012 by Sandy Brown; technical specifications by nuaire; Solar PV system by Michael Beale.

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

- 2 Condition 7 of planning permission ref 2010/1411/P granted on 8.6.10 shall be replaced by the following condition:

The layout, sections, elevations and materials of the proposed photovoltaic panels on all roofs of the College blocks shall not be carried out otherwise than in accordance with the details on the plans hereby 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 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.

- 4 Before the use commences, the extract ventilating system shall be provided with acoustic isolation and sound attenuation as specified within the acoustic report hereby approved. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

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 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 CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, 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 DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and Vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are advised that this permission relates only to the replacement conditions 7 and 8 and shall only be read in the context of the substantive permission granted on 8.6.10 under reference number 2010/1411/P and is bound by all the conditions and obligations attached to that permission.

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