

Nicholas Rutherford
John McAslan and Partners
7-9 William Road
London
NW1 3ER

Application Ref: **2012/2357/P**
Please ask for: **Neil Zaayman**
Telephone: 020 7974 **2630**

17 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

Full Planning Permission Granted

Address:
**Religious Society of Friends
Friends House
173 Euston Road
London
NW1 2BJ**

Proposal:

Replacement of existing rooflights on first floor roof level, addition of rooflights to main roof; replacement of existing access ladder with metal staircase with balustrade from second floor to roof level and associated works including new access door; installation of an Air Handling Unit (AHU), Air Source Heat Pump (ASHP) and 2 x chiller units on the flat roof at second floor level; addition of lighting at ground floor level to front elevation (Euston Road); alteration to goods and front entrance to provide wheelchair access and replacement of existing grille at ground floor level to rear elevation (Endsleigh Gardens).

Drawing Nos: Site Location Plan;

Drawing No(s) (Prefix 1371-F900-XP-): OS; B1; 00; 00-01; 00-RCP; 01; 01-RCP; 02 Rev A; 03; RF;

(Prefix 1371-JC20-XP-): B1; 00; 01; 02; 03; RF.

(Prefix 1371-F900-XS-): AA Rev A; BB-CC Rev A; EE; FF;

(Prefix 1371-JC20-XS-): AA; BB-CC;



(Prefix 1371-F900-XE-00-): 01; 02; 03; 04; 05; 06; 07; 08; 10;
 (Prefix 1371-F900-XE-): 01-01; 03-01 Rev A;
 1371-JC20-XE-03-01;
 (Prefix 1371-F900-P-): B1; 11; 00-01; 00-RCP; 01; 01-RCP; 02 Rev A; 03; RF
 V21116-RCP-7-12;
 (Prefix 1371-F900-S-): AA Rev A; BB-CC Rev A; DD Rev A; EE; FF;
 (Prefix 1371-F900-E-00-): 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12;
 1371-F900-E-01-01;
 1371-F900-E-03-01 Rev A.
 Design and Access Statement Revision A by John McAslan + Partners dated 18th May 2012;
 NPPF Heritage Assessment Revision A by John McAslan + Partners dated 18th May 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 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;
 Drawing No(s) (Prefix 1371-F900-XP-): OS; B1; 00; 00-01; 00-RCP; 01; 01-RCP;
 02 Rev A; 03; RF;
 (Prefix 1371-JC20-XP-): B1; 00; 01; 02; 03; RF.
 (Prefix 1371-F900-XS-): AA Rev A; BB-CC Rev A; EE; FF;
 (Prefix 1371-JC20-XS-): AA; BB-CC;
 (Prefix 1371-F900-XE-00-): 01; 02; 03; 04; 05; 06; 07; 08; 10;
 (Prefix 1371-F900-XE-): 01-01; 03-01 Rev A;
 1371-JC20-XE-03-01;
 (Prefix 1371-F900-P-): B1; 11; 00-01; 00-RCP; 01; 01-RCP; 02 Rev A; 03; RF
 V21116-RCP-7-12;

(Prefix 1371-F900-S-): AA Rev A; BB-CC Rev A; DD Rev A; EE; FF;
(Prefix 1371-F900-E-00-): 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12;
1371-F900-E-01-01;
1371-F900-E-03-01 Rev A.

Design and Access Statement Revision A by John McAslan + Partners dated 18th May 2012;

NPPF Heritage Assessment Revision A by John McAslan + Partners dated 18th May 2012.

Reason:

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

- 4 The lighting at ground floor level on the Euston Road Elevation shall not have any intermittent light source, moving features or exposed cold cathode tubing.

Reason: To safeguard amenities of highway users and adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No part of the proposal, including lighting equipment, shall encroach on any part of the TfL public highway or footway.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The footway and carriageway on the TLRN must not be blocked during the construction and maintenance of the proposal. Temporary construction during the installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrian, or obstruct the flow of traffic on the TLRN. The bus stop adjacent to the site must be kept clear at all times to ensure the safe and effective operation of London Bus services.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All construction vehicles must load / unload / pick up / drop off away from the A501 Euston Road.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development

Framework Development Policies.

- 8 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.

- 9 Prior to commencement of the development hereby approved, a Construction Management Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. Details of the Construction Management Statement will relate to the scale and kind of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

(Note the term 'vehicles' used here refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearing, delivering of plant & material and construction)

- a) The access arrangements for vehicles.
- b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
- c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
- d) Details of proposed parking bays suspensions and temporary traffic management orders.
- e) Details of security hoarding required on the public highway
- f) The proposed site working hours.
- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
- h) Details of any Construction Working Group that maybe required, addressing the concerns of surrounding residents.

i) Details of any schemes such as the 'Considerate Contractors Scheme' (www.consideratecontractorsscheme.org.uk) that the project will be signed up to. Contractors will also be required to follow the 'Guide for Contractors Working in Camden' also referred to as 'Camden's Considerate Contractor's Manual'

j) Any other relevant information.

k) The CMS should also include the following statement:

"The agreed contents of the Construction Management Statement must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Statement if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 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. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (impact of development); CS10 (support community facilities and services); CS14 (promoting high quality places and conservation of our heritage); CS16 (Improving Camden's health and well-being); CS17 (make Camden a safer place) and the London Borough of Camden Local Development Framework

Development Policies, with particular regard to policies DP24 (secure high quality design); DP25 (conserving Camden's Heritage); DP26 (impact on occupiers and neighbours); DP29 (Improving access) . 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