

Mr Michael Meadows
Drivers Jonas Deloitte
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2012/0917/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

4 May 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:

John Dodgson House
24 - 36 Bidborough Street
London
WC1H 9BL

Proposal:

Erection of a two storey extension to accommodate 49 student rooms and 7 shared kitchens with provision of plant at roof level and associated works to existing 5 storey student halls of residence building (sui generis).

Drawing Nos: L 1004 P1; L 1005 P6; L 1006 P6; L1007 P5; L 1010 P1; L1011 P1; L 2001 P3; L2002 P3; L2003 P3; L2004 P3; L2005 P3; L 2006 P3; L 2010 P1; L 2011 P1. Design and Access Statement by Levitt Bernstein; Planning Statement, and Daylight, Sunlight and Overshadowing Assessment by Drivers Jonas Deloitte (including supplementary email dated 26/03/12); Transport Statement, BREEAM Pre-assessment, BREEAM Ecology Assessment, and Waste Management Plan by SLR; Noise Survey by Pace; Energy Statement by mesh. (all dated January 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 A sample of the vertical glass plank panels and rainscreen cladding shall be provided on site to be inspected and approved in writing by the Council before the relevant parts of the works are commenced. The development shall be carried out 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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The 50 cycles spaces hereby approved shall be completed in their entirety and made available prior to the first occupation of the additional student rooms hereby approved and shall be permanently maintained and retained thereafter.

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 and DP18 of the London Borough of Camden Local Development Framework Development Policies..

- 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 (or any part of it) is in operation unless the plant 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 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: L 1004 P1; L 1005 P6; L 1006 P6; L1007 P5; L 1010 P1; L1011 P1; L 2001 P3; L2002 P3; L2003 P3; L2004 P3; L2005 P3; L 2006 P3; L 2010 P1; L 2011 P1.

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 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
- 4 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm. The fee to be agreed will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.
- 5 This planning permission formally discharges clause 2.23 of the s106 agreement attached to planning permission reference 2011/1944/P (known as the Sainsbury-Wellcome Centre). You are reminded that Clause 4.1.4 of that s106 agreement permits the occupation of the Sainsbury-Wellcome Centre only once the student accommodation extension at John Dodgson House is first completed made available for occupation.
- 6 Reasons for granting planning permission
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy and Development Policies with particular regard to CS1 - Distribution of growth, CS3 - Other highly accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS9 - Achieving a successful Central London, CS10 - Supporting community facilities and services, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change through promoting higher environmental standards, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with our waste and encouraging recycling,

CS19 - Delivering and monitoring the Core Strategy, DP2 - Making full use of Camden's capacity for housing, DP6 - Lifetime homes and wheelchair housing, DP9 - Student housing, bedsits and other housing with shared facilities, DP15 - Community and leisure uses , DP16 - The transport implications of development,

- 7 Reasons for granting planning permission continued...
- DP17 - Walking, cycling and public transport, DP18 - Parking standards and limiting the availability of car parking, DP20 - Movement of goods and materials, DP22 - Promoting 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 - Provisions of, and improvement to, open space and outdoor sport and recreation facilities and DP32 - Air quality and Camden's Clear Zone. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- intensification of an existing student hall of residence with an additional 49 student bedspaces is supported on this highly accessible site that is in close proximity to the institution that it will serve. The extension to an existing concentration of resident students would maintain the mix and balance of the community. The scale of the larger neighbouring buildings would ensure that the part one / part two storey roof extension would sit comfortably within its surrounding context whilst also preserving the setting of the listed Camden Town Hall. Residents of Queen Alexandra Mansions will suffer no harm in terms of light, outlook and privacy.

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