

Mr Patrick Keetley
PATRICK KEETLEY ARCHITECT
91c St.Johns Way
London
N19 3QU

Application Ref: **2011/5420/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

16 April 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:
**124 - 132 CLERKENWELL ROAD
LONDON
EC1R 5DJ**

Proposal:

Change of use and works of conversion to convert existing office space (Class B1), community space (Class D1) and 3x self contained flats (Class C3) to 24 bedroom hotel (Class C1) and 4x self contained flats (Class C3), and associated external alterations to the ground floor access, windows to the front and rear elevations, and installation of 2x photovoltaic panels at roof level.

Drawing Nos: Site Location Plan; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 Rev A; 12 Rev D; 13 Rev C; 14 Rev C; 15 Rev C; 16 Rev B; 17 Rev C; 18 Rev B; 19 Rev D; 20 Rev C; L-01; L-03; L-04; M3; Design and Access Statement by Metropolis Planning and Design dated December 2011; Statement of Community Use by Don Nicola Gallucci dated 5th March 2012; BREEAM Pre-assessment Analysis by Ashmount Consulting Engineers dated March 2012; Energy Statement by Ashmount Consulting Engineers dated 21st October 2011; Noise Assessment by M A Kenyon dated 9th March 2012, Transport Statement by Patrick Keetley Architect dated 20th October 2011; Service Management Plan by Patrick Keetley Architect dated 20th October 2011; Planning Statement by Patrick Keetley Architect dated 20th October 2011; Construction Management Plan by Patrick Keetley



Architect dated 20th October 2011

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 panel of the facing materials 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: 11 Rev A; 12 Rev D; 13 Rev C; 14 Rev C; 15 Rev C; 16 Rev B; 17 Rev C; 18 Rev B; 19 Rev D; 20 Rev C;

Reason:

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

- 4 Notwithstanding the drawings hereby approved, the details of the front ground floor elevation 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units 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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of the proposed cycle storage, comprising 4 x cycles for the residential use and 4 x cycles for the hotel use, shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and the operation of the hotel, and thereafter 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 of the London Borough of Camden Local Development Framework Development Policies..

- 8 No primary cooking shall take place within the C1 (Hotel) hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences, details of the location, design and method of

waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall thereafter be provided prior to the commencement of the hotel use and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) 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 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 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 policies CS1- distribution of growth, CS3 - other highly accessible areas, CS5 - managing impact of growth, CS6 - providing quality homes, CS8 - promoting a successful and inclusive economy, CS9 - achieving a successful Central London, CS10 - supporting community facilities and services, CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS14 - promoting high quality places and conserving our heritage, CS16 -

improving Camden's health and well-being, and 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, DP5 - homes of different sizes, DP6 - lifetime homes and wheelchair homes, DP13 - employment premises and sites, DP14 - tourism development and visitor accommodation, DP15 - community and leisure uses, DP16 - transport implications of development, DP17 - walking, cycling and public transport, DP18 - parking standards and limiting the availability of carparking, DP19 - managing the impact of parking, DP20 - movement of goods and materials, DP21 - development connecting to the highway network, 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 - open space and outdoor recreation, DP32 - air quality and Camdens clear zone.

- 5 Furthermore the provision of family sized units meets the primary requirement of the LDF. Hotel accommodation at the site is appropriate given its highly accessible and sustainable location and provides an opportunity to bring an underused building back into beneficial use. The associated legal agreement would compensate for the loss employment floorspace, contribute to local employment and training and provide enhanced community provision. By agreeing to enter into a section 106 legal agreement for provision of a service management plan, sustainability plan and contributions towards open space, the development would enable its impacts upon the local infrastructure and the environment to be suitably off-set and would not be detrimental to residential amenities. The proposed external alterations to the building are not considered to harm the character or appearance of the conservation area or the setting of the adjacent listed church.
- 6 The applicant is reminded that the application hereby approved grants permission for permanent residential accommodation (Class C3). Any such use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc would constitute a material change of use and require a further grant of planning permission.

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