

Mr Paul Barnes
Llewelyn Davies Yeang
Carlow House
Carlow Street
London
NW1 7LH

Application Ref: **2012/0962/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

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:
163 - 170 Tottenham Court Road
London
W1T 7NP

Proposal:

Change of use of first and second floor level from offices (Class B1) to non-residential institution (The Institute of Sports, Exercise and Health) (Class D1), removal and replacement of 1 x window and installation of quench pipe for MRI exhaust on east elevation at second floor level and installation of 2 x louvered panels on east elevation at first floor level.

Drawing Nos: (SP)01 rev A; EX(0) LB-L0 rev A; EX(0) L1 & (0) L2 rev A; EX (E) 0_01 rev A; EX (E) 0_02 rev A; EX (E) 0_03 rev A; EX (S) 01 rev A; (0) LB-L0 rev A; (0) L1 & (0) L2 rev A; (E) 0_01 rev A; (E) 0_02 rev A; (E) 0_03 rev A; (S) 01 rev A; Planning Statement by Llewelyn Davies Yeang dated 31/01/2012; Letter from Dron & Wright Property Consultants dated 23rd March 2012; Tenant Information Pack produced by Derwent London dated August 2010; and Colour brochure produced by Dron & Wright providing marketing details.

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

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used to provide medical/health services and educational/teaching facility.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before the development commences sound insulation shall be provided for the first and second floors of the building in accordance with a scheme submitted to and approved in writing by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

- 6 Before the relevant part of the development commences, details of the location of the proposed cycle parking area for 18 cycles shall be submitted to and approved in writing by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the floorspace on the first and second floor of the building, and 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
(SP)01 rev A; EX(0) LB-L0 rev A; EX(0) L1 & (0) L2 rev A; EX (E) 0_01 rev A; EX (E) 0_02 rev A; EX (E) 0_03 rev A; EX (S) 01 rev A; (0) LB-L0 rev A; (0) L1 & (0) L2 rev A; (E) 0_01 rev A; (E) 0_02 rev A; (E) 0_03 rev A; (S) 01 rev A; Planning Statement by Llewelyn Davies Yeang dated 31/01/2012; Letter from Dron & Wright Property Consultants dated 23rd March 2012; Tenant Information Pack produced by Derwent London dated August 2010; and Colour brochure produced by Dron & Wright providing marketing details.

Reason:

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

- 8 Before the development commences a sustainability plan shall be submitted to the local planning authority for its approval which indicates proposed energy efficiency, water conservation and waste recycling measures to be installed within the building with reasonable endeavours to meet all the checklist criteria contained at Appendix 1 of CPG3 chapter 4. The development shall be carried out in accordance with the details thus approved and the measures shall be permanently retained and maintained thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences a detailed Acoustic Report prepared by a suitably qualified acoustic engineer, demonstrating how the plant/machinery complies with the Council's LDF Noise Thresholds, shall be submitted to and approved by the local planning authority. All installed plant and acoustic attenuation

measures shall be retained and maintained in accordance with the manufacturer's recommendations.

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.

- 10 The use hereby permitted shall not be carried out outside the following times 06:00 to 24:00 Mondays to Fridays. It shall not be carried out at any time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 No plant other than that hereby approved shall be installed without prior written approval of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 CS1 Distribution of growth; CS3 Other highly accessible areas; CS5 Managing impact of growth; CS8 Promoting a successful and inclusive Camden economy; CS9 Achieving a successful Central London; CS10 Community facilities and services; CS11 Sustainable travel; CS13 Tackling climate change; CS14 High quality places and conserving heritage; CS15 Parks, open spaces and biodiversity; CS16 Improving Camden's health and well-being; CS17 Safer places; CS18 Waste and recycling; CS19 Delivering and monitoring the Core Strategy and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP13 Employment sites and premises; DP15 Community and leisure uses; DP16 Transport implications of development; DP17 Walking, cycling and public transport; DP18 Parking standards; DP20 Movement of goods and materials; DP21 Highway network; DP22 Promoting sustainable design and construction; DP23 Water; DP24 High quality design; DP25 Conserving Camden's heritage; DP26 Impact on occupiers and neighbours; DP28 Noise and vibration; DP31 Open space and outdoor recreation; DP32 Air quality and clear zone. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- the proposal would positively bring an underused building back into use and provide a central location for the country's first National Sports and Exercise Medicine Centre of Excellence which has been identified as a lasting health legacy of the 2012 London Olympic and Para-Olympic Games. This type of use will be unique to London and be of significant value to persons seeking health care in UCLH and Camden's hospitals generally that are all in close proximity to the site. The minor external alterations to the rear elevation of the

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