

Daniel England (ref. 20581)  
Stride Treglown Ltd  
3 Cosser Street  
LONDON  
SE1 7BU

Application Ref: **2007/3554/P**  
Please ask for: **Bethany Arbery**  
Telephone: 020 7974 **2077**

27 March 2009

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:  
**19-29 Woburn Place**  
**London**  
**WC1H 0LU**

#### Proposal:

Revision to planning permission dated 02/06/06 (2006/0695/P) for change of use of entire building from office use (Class B1a) to student accommodation to create a total of 458 self-contained units namely, to reduce the number of student units to 351 (comprising 247 single occupancy units and 104 double occupancy rooms), enclose external fire escape, addition of new gate to the escape stair, replacement of windows, alterations to front entrance, installation of gate to servicing areas off Tavistock Place, alterations to tank room and installation of extract ducting and handrails at roof level.

Drawing Nos: L(0)009A; L(0)010A; L(0)011A; L(0)012; L(0)055E; L(0)121D; L(0)125M; L(0)130F; L(0)135F; L(0)140A; L(0)145A; L(1)202H; L(1)256D; (1)327R; L(1)328B; C(7)420E; C(1)440A; SK20; Basement/Ground Floorplan by Stride Treglown; First/Second Floorplan by Stride Treglown; Third/Fourth Floorplan by Stride Treglown; Fifth/Sixth Floorplan by Stride Treglown; Seventh/Eighth Floorplan by Stride Treglown; Environmental Noise Survey by RBA Acoustics dated 09/08/07; and Room Area Schedule dated 13/08/08.



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

Condition(s) and Reason(s):

- 1 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 policies S1/S2, B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 Noise levels at a point 1 metre external to sensitive facades (19-29 Woburn Place) shall be at least 5dB(A) less than the existing background measurement (LA90) (that being 31.4dBA), expressed in dB(A) when all plant/equipment are 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 façade shall be at least 10dB(A) (that being 26.4dBA) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the premises, those adjoining and the area generally in accordance with the requirements of policies SD6, SD7B, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 All plant and machinery shall be sound attenuated and isolated from the structure to prevent the transmission of noise or vibration to any other parts of the building and adjoining premises such that the use can be carried out without detriment to the amenity of the building, adjoining or surrounding premises.

Reason: To safeguard the amenities of the premises, those adjoining and the area generally in accordance with the requirements of policies SD6, SD7B, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the details on the drawings hereby approved, bicycle parking shall be provided in accordance with the drawings approved on 06/09/06 (2006/3186/P). The approved facility shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD1, SD2, SD6, SD7B, SD8A, H1, H7, B1, B3, B7, N4 and T3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 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.

3 You are reminded of the need to comply with the terms and conditions of the permission approved on 02/06/06 (2006/0695/P) unless amended by the terms and conditions of this amending permission.

**Disclaimer**

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