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Athene Place
66 Shoe Lane
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EC4A 3BQ

Application Ref: **2011/4653/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

23 December 2011

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:

1 Mabledon Place
London
WC1H 9AJ

Proposal:

Extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower.

Drawing Nos: site location plan; 1012-X10-PB4, PB3, PB2, PB1, P00 rev A, P01, P02, P03-04, P05, P06-09, P10, P11; S01, S02, S03, S04; E01, E02, E03;

1012-P20-SP00; 1012-P20-PB4, PB3, PB2, PB1, P00 rev B, P01 rev A, P02, P03-04 rev A, P05, P06, P07-09, P10, P11; S01, S02, S03; E01, E02, E03; B00, B10;

area summary dated 25 August 2011 (existing and proposed areas); Design, Access &



Heritage Statement dated August 2011; Energy Statement dated August 2011; Daylight and Sunlight Report dated August 2011; Noise Impact Assessment dated August 2011; Transport Statement dated August 2011; BREEAM Pre-Assessment: One Mabledon Place dated 24th May 2011; email and appendices from agent dated 21st November 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 The details at scale of 1:50 or 1:20 as appropriate of all new architectural features and cladding on the tower, extensions on the annex, solar shading structures, balustrades, privacy screens, fenestration and materials to be used on the building 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 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 No lights, meter boxes, flues, vents, extract ducts or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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.

- 4 The use of the 3rd floor annex roof as a terrace shall not commence until a 1.8m high privacy screen facing 137-139 Euston Road, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy 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.

- 5 The extensions in the annex building shall not be occupied until the windows on all floors facing the lightwell of 137-139 Euston Road, as shown on the approved drawings, have been obscure glazed. The glazing shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy 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.

- 6 Before any work is commenced on the relevant part of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including loading bays, access ramp, forecourts and terraces) shall be submitted to and approved by the Council. Such details shall include a revised design and/or layout of the proposed forecourt adjoining the public highway on Mabledon Place as well as details of levels between both areas of paving. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme 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.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme 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.

- 8 The Class A3 use hereby permitted shall not be carried out outside the following times - 7am to midnight daily.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the use commences, details of all new external ventilation and air-conditioning plant on the roofs of the tower and annex shall be submitted to and approved by the Council. All roof plant shall be installed in accordance with such approved details.

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 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.

- 11 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the existing service bays on Flaxman Terrace and Mabledon Place.

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.

- 12 Prior to the first occupation of the building, a plan showing details of the green and brown roofs (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roofs) and a programme for an initial scheme of maintenance, shall be submitted to and approved in writing by the local planning authority. The green/brown roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green/brown roofs are suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The proposed cycle storage area for 57 cycles shall be provided in its entirety prior to the first occupation of the building, and thereafter permanently maintained and retained.

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.

- 14 The development hereby permitted shall be carried out in accordance with the following approved plans - site location plan; 1012-X10-PB4, PB3, PB2, PB1, P00 rev A, P01, P02, P03-04, P05, P06-09, P10, P11; S01, S02, S03, S04; E01, E02, E03; 1012-P20-SP00; 1012-P20-PB4, PB3, PB2, PB1, P00 rev B, P01 rev A, P02, P03-04 rev A, P05, P06, P07-09, P10, P11; S01, S02, S03; E01, E02, E03; B00, B10; area summary dated 25 August 2011 (existing and proposed areas); Design, Access & Heritage Statement dated August 2011; Energy Statement dated August 2011; Daylight and Sunlight Report dated August 2011; Noise Impact Assessment dated August 2011; Transport Statement dated August 2011; BREEAM Pre-Assessment: One Mabledon Place dated 24th May 2011; email and appendices from agent dated 21st November 2011.

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

- 15 Prior to first occupation of the development, a plan showing details of 'swift bricks' to be accommodated on the building's facades shall be submitted to and approved in writing by the local planning authority. The bricks shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 16 No development shall be commenced pursuant to this planning permission until a deed of planning obligations pursuant to section 106 of the Town and Country Planning Act 1990 substantially in the form annexed hereto has been entered into by the parties thereto

Reason: In the interests of achieving various obligations in relation to the development, in accordance with the requirements of policies CS5, CS8, CS10, CS11 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP16, DP17, DP20, DP22, DP31 and DP32 of the London Borough of Camden Local Development Framework

Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 2 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).
- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 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.
- 5 You are advised that condition 8 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 8 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

- 9 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 accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS7- promoting centres and shops, CS8 - Promoting a successful and inclusive Camden economy, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & encouraging biodiversity, CS18 - Dealing with waste, 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, DP12- managing impact of food drink and entertainment uses, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of car parking, DP20 - Movement of goods and materials, DP21 - Development connecting to highway network, DP22 - 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.

- 10 Reasons for granting planning permission (continued).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: The increase in office and retail space in this central London frontage is acceptable on landuse policy grounds and the applicants are agreeable to providing contributions to offsite housing and employment training in line with CPG standards. The various extensions and façade alterations will enhance the building's appearance and streetscene as well as its relationship with the pedestrian environment. Improvements to the highway and public realm and the reduction of on-site carparking are welcomed. Funding to Crossrail works have been agreed. The alterations will not harm neighbour amenity in terms of outlook, light, privacy or noise.

- 11 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 6956) or email highwayengineering@camden.gov.uk

- 12 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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