

Mr Tom Lacey  
Barr Gazetas Ltd.  
East Gate House  
16-19 East Castle Street  
London  
W1W 8DA

Application Ref: **2011/5174/P**

Please ask for: **Angela Ryan**

Telephone: 020 7974 **3236**

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**

Address:

**Craven House**

**121 Kingsway**

**London**

**WC2B 6PA**

Proposal:

Infill extension to two lightwells between first and fifth floor levels on south and north elevations, including removal of the external staircase on the south elevation; partial demolition of rooftop plant room, and the installation of 7 new condenser units and acoustic metal louvres at 6th floor roof level in connection with existing office use (Class B1).

Drawing Nos: Site location plan (Ref: 1108 00\_101 Rev P1); 1108 10.204 Rev P2; 10.205 Rev P1; 10.206 Rev P1; 10.207 Rev P1; 10.208 Rev P1; 10.209 Rev P1; 10.210 Rev P1; 10.251 Rev P1; 10.271 Rev P1; 10.272 Rev P1; 10.273 Rev P1; 20.204 Rev P1; 20.205 Rev P1; 20.206 Rev P1; 20.207 Rev P1; 20.208 Rev P1; 20.209 Rev P1; 20.210 Rev P1; 20.251 Rev P1; 20.271 Rev P1; 20.272 Rev P1; 20.273 Rev P1; 20.274 Rev P1; Environmental noise report by MTT SCHROEDERS dated 29.09.11; Sunlight and Daylight Assessment by R R Paice & Co (Ref RRP/SJD/11/12/1480) dated 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 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Any artificial lighting in connection to this planning application shall not increase the pre-existing illuminance at any adjoining lighting sensitive locations when the light is in operation.

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

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:- 1108 20.204 Rev P2; 20.205 Rev P1; 20.206 Rev P1; 20.207 Rev P1; 20.208 Rev P1; 20.209 Rev P1; 20.210 Rev P1I; 20.251 Rev P1; 20.271 Rev P1; 20.272 Rev P1; 20.273 Rev P1; 20.274 Rev P1

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

- 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.

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 Reasons for granting 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 and growth); CS5 - (Managing the impact of growth and development); CS14 - (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 - (Securing high quality design); DP25 - (Conserving Camden's heritage); DP26 - (Managing the impact of development on occupiers and neighbours); DP28 - (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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