

Mr David Knott
David Knott Architect
10 Arsenal Road
Eltham
London
SE9 1JS

Application Ref: **2011/4275/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

3 January 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

Address:
**Holman House
30 Maple Street
London
W1T 6HA**

Proposal:

Change of use of basement to third floor from offices (Class B1) to mixed use office and art gallery use (Sui Generis), erection of rear extension from ground to first floor level, lowering of basement floor, alterations to shopfront, covering over of front lightwell with glazing and installation of balustrading, provision of ramp, replacement windows at front first to third floor level, two new dormer windows at front and one new dormer window at rear roof level, installation of two rooflights in rear roofslope and two domed rooflights on main roof and installation of air conditioning units at rear first floor level.

Drawing Nos: Site Location Plan; Drawing Nos Sheet 01; H-8; H-7; H-5; 1764/01; 1764/02; 1764/03 rev D; 1764/04 rev D; 1764/05 rev C.

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 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 façade 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.

- 4 The use hereby permitted shall not be carried out outside the following times Mondays to Saturdays 09:00am to 11pm; and Sundays from 09:00 to 18:30.

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

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: 1764/01; 1764/02; 1764/03 rev D; 1764/04 rev D; 1764/05 rev C.

Reason:

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

- 6 Notwithstanding the approved drawings the glass balustrade shall be replaced with

cast iron railings with details to be submitted to and approved in writing 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The details of the infilled lightwell including: sections, elevations and a sample of glass, to be used on the building shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. [Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land.] 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The flat roof area, above the hereby approved rear extension, shall not be used as an amenity space and may only be accessed in the event of an emergency or for maintenance purposes.

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

- 9 Before the use commences, the air-conditioning plant shall be mounted with anti-vibration fittings and fitted with automatic time clocks which ensure that the plant/equipment does not operate other than between 09:00hrs and 23:00hrs Monday to Saturday and not at all on Sunday. The timer equipment and anti-vibration measures shall be maintained in accordance with the manufacturers' specifications and retained permanently thereafter.

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 art gallery use hereby approved shall be restricted to the display of artwork on basement and ground level floors only, unless otherwise approved in writing by the

Local Planning Authority.

Reason: To safeguard flexible business uses of the premises in accordance with core Strategy Policy CS8 and Development Policy DP13 of London Borough of Camden Local Development Framework 2010.

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 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
- 4 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 Managing the impact of growth and development; CS8 Promoting a successful and inclusive Camden economy; CS10 Supporting community facilities and services; CS11 Promoting sustainable and efficient travel; 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: DP13 Employment sites and premises; DP15 Community and leisure uses; DP17 Walking, cycling and public transport; DP19 Managing the impact of parking; DP24 Securing high quality design; DP25 Conserving Camden's heritage; DP26 Managing the impact of development on occupiers and neighbours; DP27 Basements and lightwells; DP28 Noise and vibration; DP29 Improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 A separate planning application incorporating an acoustic report setting out the

background noise levels for Sundays, would be required should the applicants wish to operate plant during their Sunday opening hours.

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