

Mr Marek Wojciechowski
Cousins Wojciechowski Architects Ltd.
28 Margaret St
London
W1W 8RZ

Application Ref: **2011/4196/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

2 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:
John Kirk House
31 - 32 John Street
London
WC1N 2AT

Proposal:

Change of use of commercial (Class B1) building to residential (Class C3) to create 15 new residential units (4 x 1 beds, 6 x 2 bed market units and 2 x 2 bed social rented units and 3 x 3 beds) as well as additions and alterations to include demolition of existing rear facade for proposed new rear facade with inset balconies, demolition of existing plant enclosure at roof level for replacement with new structure, and minor alterations to front railings to street plus the installation of a new refuse lift from basement lightwell to the street level to existing Listed Building.

Drawing Nos: Site Location Plan; P_01 Rev A; P_02 Rev C; P_03 Rev A; P_04 Rev F; P_05 Rev B; P_06 Rev C; P_07 Rev B; P_08 Rev B; P_09 Rev B; P_10 Rev B; P_11 Rev B; P_12 Rev B; P_13 Rev A; P_14 Rev C; P_15 Rev B; P_16 Rev A; P_17 Rev C; P_17a Rev B; P_18 Rev B; P_19 Rev B; P_20 Rev B; P_21 Rev B; P_22 Rev A; P_23; P_24 Rev A; P_25 Rev C; P_26 Rev A; P_27 Rev A; P_28 Rev B; P_29 Rev A; Design and Access Statement Rev E; Preliminary Structural Engineering Report L11.738 - RP - 01; Noise Impact Assessment 5366.NIA.01 Prepared on 12 August 2011; Energy Assessment dated



7th November 2011 prepared by Eight Associates; Ecohomes Planning Statement dated 07.11.2011 prepared by Eight Associates; Loss of Employment Supporting Statement prepared by Montagu Evans September 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 A sample panel of the facing brickwork for the rear elevation, demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camdens heritage) 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 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 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The details of the facing materials including (but not limited to) timber cladding, metal panels, glass balustrading and zinc cladding 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camdens heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the use commences, the air source heat pumps shall be provided with acoustic isolation and sound attenuation details of which shall have been submitted to and approved by the Council, prior to commencement of use of the scheme. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The green and brown roofs in the areas indicated on the approved roof plans shall be implemented prior to the occupation of the building and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camdens health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camdens Clear Zone) 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 P_01 Rev A; P_02 Rev C; P_03 Rev A; P_04 Rev F; P_05 Rev B; P_06 Rev C; P_07 Rev B; P_08 Rev B; P_09 Rev B; P_10 Rev B; P_11 Rev B; P_12 Rev B; P_13 Rev A; P_14 Rev C; P_15 Rev B; P_16 Rev A; P_17 Rev C; P_17a Rev B; P_18 Rev B; P_19 Rev B; P_20 Rev B; P_21 Rev B; P_22 Rev A; P_23; P_24 Rev A; P_25 Rev C; P_26 Rev A; P_27 Rev A; P_28 Rev B; P_29 Rev A;

Reason:

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

- 8 Prior to occupation of any relevant part of the development, the applicant will have

constructed and implemented all the measures contained in the Energy Assessment Prepared by Eight Associates and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camdens health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camdens Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 9 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 10 Before the development commences, the cycle facilities as hereby approved shall be provided in their 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 CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The use of the courtyard garden hereby permitted shall not be used outside the following times 9am - 7pm Mondays to Friday, and not at all on Saturdays, Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 12 No development on the courtyard garden shall take place until full details of hard

and soft landscaping and means of enclosure have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] 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 policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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 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.
- 3 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.
- 4 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

- 5 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
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>

7 Reasons for granting planning permission

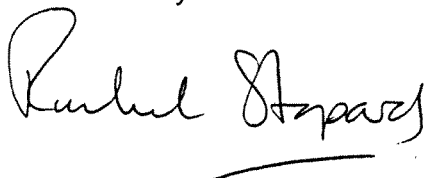
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS16 (Improving Camdens health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling) and 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 Camdens capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camdens heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities) and DP32 (Air quality and Camdens Clear Zone).

- 8 Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- In overall terms it is considered that the proposed scheme represents a high quality refurbishment and sensitive additions and alterations to an existing building, and a good standard of accommodation with 15 residential units at the site, including a suitable allocation of 2 units (social rented) to affordable housing in the borough. The proposed alterations and extensions to the building are considered to respect the host listed building whilst preserving the character and appearance of the wider listed terrace and conservation area. The new uses are not considered to harm neighbour amenity or traffic conditions in terms of outlook, light, privacy, noise, traffic or parking. The new

building will be fully accessible and sustainable in its design and will meet ecohomes target of Very Good standard. The proposal is therefore considered acceptable and in line with planning policy in this instance.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.