

Mr Tony Allen
Allen Planning Ltd
21A New Street
SALISBURY
Wiltshire
SP1 2PH

Application Ref: **2011/2832/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

16 September 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:
Conquest House
37-38 John Street
London
WC1N 2BQ

Proposal:

Change of use from office use (Class B1) to flexible use as either office use (Class B1) and/or educational/non-residential institution use (Class D1) from lower ground floor level to fourth floor level.

Drawing Nos: Location plan; 0729-0900-AL- 001 Rev C02, 002 rev C02, 003 Rev C01, 004 Rev C01, 005 Rev C01, 006 Rev C01; A001; A002; A003; A004; A005; A006. Travel Plan.

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 Before the development commences, details of a proposed cycle storage area for 22 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter 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 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..

- 3 The rear garden and amenity terraces within the site shall not be occupied in conjunction with the D1 use hereby permitted outside of the following times:- 0830 - 2000 Mondays to Fridays and 0900 - 1800 on Saturdays and Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS10 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans Location plan; 0729-0900-AL- 001 Rev C02, 002 rev C02, 003 Rev C01, 004 Rev C01, 005 Rev C01, 006 Rev C01; A001; A002; A003; A004; A005; A006.

Reason:

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

Informative(s):

- 1 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.
- 2 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>
- 3 The applicant is strongly encouraged to explore ways of increasing the number of cycle parking spaces from the minimum required for the purposes of condition 2 above. It is suggested that a double-height stacking system such as Josta Racks be provided in order to meet the full TfL standard of 43 cycle spaces on site.

- 4 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

- 5 Reasons for granting permission.

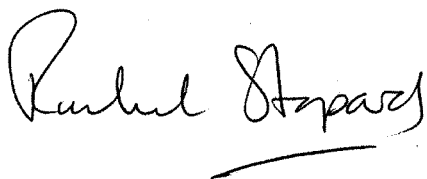
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS1- distribution of growth, CS5 - managing impact of growth, CS8 - promoting a successful and inclusive economy, CS9 - achieving a successful Central London, CS10 - supporting community facilities and services, CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS14 - promoting high quality places and conserving our heritage, CS16 - Improving Camden's health and well-being, CS19 - delivering and monitoring the Core Strategy; and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP13 - employment premises and sites, DP15 - community and leisure uses, DP16 - transport implications of development, DP17 - walking, cycling and public transport, DP18 - parking standards and limiting the availability of carparking, 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 Camden's heritage, DP26 - managing the impact of development on occupiers and neighbours, DP28 - noise and vibration, DP29 - improving access, DP31 - open space and outdoor recreation, DP32 - air quality and Camdens clear zone.

- 6 Reasons for granting permission (continued)...

Furthermore the proposed change of use from offices to a flexible use of D1 education and offices can be justified on policy grounds due the existing employment premises not providing sufficiently flexible accommodation suitable for a range of Class B1 business activities. The proposals also meet specific policy requirements in providing for a use which contributes to Camden's economy and is acceptable in principle for the area without having an adverse impact on local amenities. By agreeing to enter into a section 106 legal agreement for provision of a community support plan, a travel plan, service management plan, sustainability plan and contributions towards environmental pedestrian and cycle improvements in the area, the application would enable its impacts upon the community and the wider environment to be suitably offset.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment

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