

Mr James Wickham
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Development Control
Planning Services
London Borough of Camden
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Application Ref: **2011/1069/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

22 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:

Central Cross
18-30 Tottenham Court Road
1 & 2 Stephen Street and 25 Gresse Street,
London
W1T

Proposal:

Alterations at ground floor level, including extension to entrance lobby on Stephen Street (including removal of vehicle drop off facility), alterations to Gresse Street entrance, recladding of Stephen Street tunnel (including lighting), installation of canopy feature, installation of green roof, reconfiguration of rear loading/deliveries yard and associated works all in connection with existing office use (Class B1).

Drawing Nos: 1879.PL.000; 1879.GA.001a; 1879.PL.000; 001; 101; 020; 120; 021; 121; 022; 122; 023; 123; 030; 130; BREEAM Pre-assessment Report by ARUP dated February 2011; Energy Statement by ARUP dated 11 February 2011; Trees and Construction Arboricultural Report by Indigo (ref. 11317/A1) dated 04/02/11; Transport Statement prepared by Savell Bird & Axon dated February 2011; and Planning Statement by Gerald Eve dated 24/02/11.



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

- 3 Details and samples (where appropriate) of all facing materials and external lighting to be used on the exterior of the building shall 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 of the London Borough of Camden Local Development Framework Development Policies..

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in line with guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Full details of the green roof shown on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The parts of the buildings to which this permission relates shall not be occupied until the approved details have been implemented 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, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

1879.PL.000; 1879.GA.001a; 1879.PL.000; 001; 101; 020; 120; 021; 121; 022; 122; 023; 123; 030; and 130.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

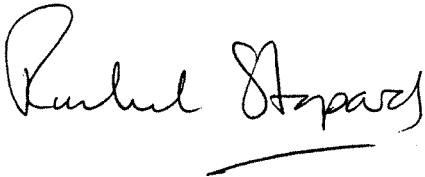
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS2 (Growth areas), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting 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 Camden's health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP1 (Mixed use development), DP13 (Employment premises and sites), DP16 (The Transport implications of development), DP19 (Managing the impact of parking), 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) and DP32 (Air quality and Camden's clear zone). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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).
- 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 You are advised that all tenants of the building should comply with the owner's signage strategy in order to prevent proliferation of signage and ensure consistency of design in future.
- 6 Condition 3 of this permission requires the submission of details of all facing materials, as well as external lighting. You are advised that the Council would expect the proposal to use high quality materials which are shown to have longevity. You should also ensure that the materials do not require excessive maintenance or cleaning and can stand up to weathering. This will need to be demonstrated as part of any future application for approval of these details.

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.