

Michael Beacom
2 Carlton Chapel House
1 Arctic Street
London
NW5 4DJ

Application Ref: **2007/4003/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

11 November 2010

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:
53 Bayham Street
London
NW1 0AA

Proposal:
Erection of a part two, part four storey building plus mansard roof, for office use (Class B1)
Drawing Nos: 06002- 001; - 002; - 003; - 004; - 005 A; - 006; - 007; - 008B; - 009 C; - 010
C; - 011D; - 012C; - 013B; - 014D; 015B; Renewable Energy Statement; BREEAM Report

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 The details of the ground floor entrance on the Bayham Street elevation and all doors and windows on the Kings Terrace elevation of the development hereby approved shall not be otherwise than as submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include drawings [sections and elevations] at a scale of 1:20. 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 policies B1 [general design) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A Sample panel of the facing brickwork of the whole building [i.e. including Bayham Street (front and side) and Kings Terrace] demonstrating the proposed colour, texture, face-bond and pointing and additional materials proposed 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 policies B1[design) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until:a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details. c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD6 (amenity) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the development commences, details of the proposed cycle storage area for five 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 part of the new building, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 (pedestrians and cycling) of the

London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
06002-001; -002; -003; -004; -005; -006; -007; -008B; -009B; -010B; -011C; -012C; -013B; -014C; -015B; Renewable Energy Statement; BREEAM Report

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

Informative(s):

- 1 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD2 (planning obligations), SD4 (density of development), SD6 (amenity for neighbours), SD9 (resources and energy), SD12 (development and construction waste), B1 (general design), B3 (alterations and extensions), B7 (conservation areas), T3 (pedestrian and cycling), T1 (sustainable transport); T9 (impact of parking), T12 (works affecting highways), E1 (location of business uses), E2 (retention of existing business uses), E3 (specific uses and areas). Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- high standard of design having regard for local context and environment and environmentally sustainable development measures.

- 2 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).
- 3 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.
- 4 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.
- 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 With regard to condition 4 you are advised to refer to Planning Policy Statement 23 (Planning and Pollution Control) Annex II: Development on Land Affected by Contamination for advise on developing land that may be affected by contamination; this document is available to download at <http://www.communities.gov.uk>. Further information is also available on the Council's Contaminated Land web pages at www.camden.gov.uk/contaminatedland. Please contact the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613) for specific queries regarding developments on potentially contaminated land.
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling
- 8 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 from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk)

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613