

Faye Shelley
Gerald Eve
7 Vere Street
LONDON
W1G 0JB

Application Ref: **2010/2437/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

24 August 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:
43 - 45 Bloomsbury Square
London
WC1A 2RA

Proposal:

Change of use of buildings from Offices (Class B1) to alternative use for either Educational use (Class D1) or Offices (Class B1) and external alterations associated with refurbishment, including new doors to under pavement vault entrances.

Drawing Nos: Site Location Plan; 0081; 0082; 0083; 0084; 0085; 0086; 0087; 0088; 0089; 0090; 0091; 0092; 0093; 0094; 0101 B; 0102; 0103; 0104; 0105; 0106 B; 0107 B; 0108; 0109; 0110 B; 0111 B; 0112 C; 0201 A; 0202; 0203; 0204 A; 0205 A; 0206 A; 0207; 0208; 0209; 0210; 0211; 0212; 0213; 0214; 0215; 0216 A; 0217; 0218; 0219; 0220 A; 0221 A; 0222; 0223; 0224; 0225; 0226 A; 0227 B; 0229 A; 0230 A; 0231 A; 0232 A; 0233 A; 0234 A; 0235; Draft Travel Plan, dated May 2010, by Capita Symonds, ref CS/43419/D1; Breeam 2008 Office (Major Refurbishment) Assessment, dated May 2010, by Hureypalmerflat, ref WED01722R issue 2; Low and Zero Carbon Technology Assessment Report, dated May 2010, by Hureypalmerflat, ref WED01722R; Photographic Record of the Existing Building, dated May 2010, By Canaway Fleming Architects; Planning Statement, dated 10 May 2010, By Gerald Eve, ref LJW/FCS/J10055; letter from Carpmals & Ransford, dated 12 March 2010; email from Gerald Eve on 22 July 2010 15.03



"bloomsbury square"; email from Gerald Eve on 22 July 2010 17:46 "bloomsbury square".

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 0081; 0082; 0083; 0084; 0085; 0086; 0087; 0088; 0089; 0090; 0091; 0092; 0093; 0094; 0101 B; 0102; 0103; 0104; 0105; 0106 B; 0107 B; 0108; 0109; 0110 B; 0111 B; 0112 C; 0201 A; 0202; 0203; 0204 A; 0205 A; 0206 A; 0207; 0208; 0209; 0210; 0211; 0212; 0213; 0214; 0215; 0216 A; 0217; 0218; 0219; 0220 A; 0221 A; 0222; 0223; 0224; 0225; 0226 A; 0227 B; 0229 A; 0230 A; 0231 A; 0232 A; 0233 A; 0234 A; 0235; Draft Travel Plan, dated May 2010, by Capita Symonds, ref CS/43419/D1; Breeam 2008 Office (Major Refurbishment) Assessment, dated May 2010, by Hureypalmerflat, ref WED01722R issue 2; Low and Zero Carbon Technology Assessment Report, dated May 2010, by Hureypalmerflat, ref WED01722R; Photographic Record of the Existing Building, dated May 2010, By Canaway Fleming Architects; Planning Statement, dated 10 May 2010, By Gerald Eve, ref LJW/FCS/J10055; letter from Carpmiels & Ransford, dated 12 March 2010; email from Gerald Eve on 22 July 2010 15.03 "bloomsbury square"; email from Gerald Eve on 22 July 2010 17:46 "bloomsbury square".

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

- 3 Prior to occupation details of the proposed cycle storage area for a minimum of 9 cycles shall be submitted to and approved by the Council. The approved development shall be carried out strictly in accordance with the plans approved prior to the first occupation and maintained as such thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to first occupation details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation and permanently maintained and retained thereafter.

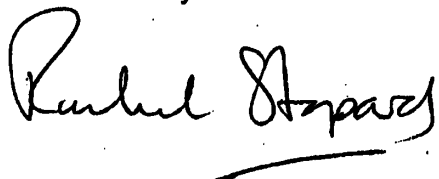
Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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 advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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.
- 4 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
- 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

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

Yours faithfully



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.