

Katie Herrington
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London
SE1 7AB

Application Ref: **2010/2282/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

10 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:
**Wesley Court
4 Wild Court
London
WC2B 4AU**

Proposal:
Change of use of education institute (Class D1), offices (Class B1) and ancillary cafe to provide 86 self contained units for student accommodation in association with the London School of Economics.

Drawing Nos: Site Location Plan; EX001.0; EX002.0; EX003.0; EX004.0; EX005.0; EX006.0; EX007.0; EX008.0; EX009.0; EX010.0; EX011.0; EX012.0A; EX013.0A; EX001; 23.130.101; Existing Middle Yard Elevation; Existing Elevation A; Existing Elevation B; Existing Elevation C; 12222-100 P1; 1222-101 P1; Lower Ground Floor Rev D; Upper Ground Floor Rev D; First Floor Rev D; Second Floor Rev D; Third Floor Rev D; Fourth Floor Rev D; Fifth Floor Rev D; Sixth Floor Rev D; Sixth & Roof Plan General Arrangement P1; Proposed Elevation Middle Yard; Proposed Courtyard Elevation; Proposed Front Elevation; Proposed Section A; Proposed Section B; Proposed Section C, Proposed Mezzanine Rev B;
Relocation of the Kensington College of Business to Birkbeck College and Objectives of the



LSE; Internal Daylight Assessment (By GIA dated 18/06/2010); Crime Prevention Statement (PPA, dated 28/04/2010); Energy Statement (PPA, dated 29/04/2010); BREEAM Assessment (PPA, dated 14/09/2009); BREEAM Assessment (PPA, dated 29/03/2010); External Noise Assessment (W.A Hines & Partners, dated 03/07/2009); Marketing Statement (PPA, dated 28/04/2010); Student Management Plan (PPA, dated 30/04/2010); Draft Construction Management Plan (PPA, dated 28/04/2010); Affordable Housing Statement (PPA, dated 10/2009); Transport Statement (PPA, undated); Appendices Pack (1-13).

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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to first occupation of any of the student rooms, internal secondary glazing shall be provided to all student rooms in accordance with the submitted External Noise Assessment and shall be retained and maintained as such thereafter.

Reason: To protect the amenity of occupants in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Full details in respect of the green roof in the area indicated 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 student rooms 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 N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 5 Before the development commences, details of the proposed cycle storage area including a minimum of 43 spaces 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 T3 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:

Existing Drawings:

EX001.0; EX002.0; EX003.0; EX004.0; EX005.0; EX006.0; EX007.0; EX008.0; EX009.0; EX010.0; EX011.0; EX012.0A; EX013.0A; EX001; 23.130.101; Existing Middle Yard Elevation; Existing Elevation A; Existing Elevation B; Existing Elevation C; 12222-100 P1; 1222-101 P1.

Proposed Drawings:

Lower Ground Floor Rev D; Upper Ground Floor Rev D; First Floor Rev D; Second Floor Rev D; Third Floor Rev D; Fourth Floor Rev D; Fifth Floor Rev D; Sixth Floor Rev D; Sixth & Roof Plan General Arrangement P1; Proposed Elevation Middle Yard; Proposed Courtyard Elevation; Proposed Front Elevation; Proposed Section A; Proposed Section B; Proposed Section C.

Reports:

Relocation of the Kensington College of Business to Birkbeck College and Objectives of the LSE; Internal Daylight Assessment (By GIA dated 18/06/2010); Crime Prevention Statement (PPA, dated 28/04/2010); Energy Statement (PPA, dated 29/04/2010); BREEAM Assessment (PPA, dated 14/09/2009); BREEAM Assessment (PPA, dated 29/03/2010); External Noise Assessment (W.A Hines & Partners, dated 03/07/2009); Marketing Statement (PPA, dated 28/04/2010); Student Management Plan (PPA, dated 30/04/2010); Draft Construction Management Plan (PPA, dated 28/04/2010); Affordable Housing Statement (PPA, dated 10/2009); Transport Statement (PPA, undated); Appendices Pack (1-13).

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

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 6941).
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 You are advised that if external plant or ventilation equipment is required a planning permission is likely to be necessary.
- 4 You are advised that the Council's Building Control Team have expressed concerns regarding the compliance of the proposed conversion with Part M of the Building Regulations. You are advised to contact the Council's Building Control Access officer for further information (020 7974 5124).
- 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 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); SD6 (Amenity for occupiers and neighbours); SD7 (Light, noise and vibration pollution); SD8 (Noise and disturbance); SD9 (Resources and energy); H1 (New housing); H2 (Affordable housing); H7 (Lifetime homes and wheelchair housing); H8 (Mix of units); B1 (General design principles); B3 (Alterations and extensions); B6 (Listed buildings); B7 (Conservation Areas); B8 (Archaeological sites and monuments); E2 (Retention of existing business uses); C2 (Protecting community uses); T3 (Pedestrians and Cycling); T8 (Car free housing and car capped housing); T9 (Impact of Parking); T12 (Works affecting highways); E2 (Retention of existing business uses); C2 (Protecting community uses); N4 (Providing public open space); N5 (Biodiversity)

Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- The building at 4 Wild Court is not currently being used efficiently with a significant proportion of vacancy. The current occupier has found an alternative and more suitable location within walking distance at Birkbeck College and therefore propose to vacate the property. The building is dated and constrained and is not considered to be particularly suitable in its current state for alternative D1 or business uses. The LSE seek to own, run and manage the proposed student housing, which is intended to meet their student housing demands following recent expansion. The site is within close proximity of the main LSE teaching buildings and would be bought back into full effective use.

The level of amenity, onsite services and accessibility provided by the proposed student accommodation are considered to be adequate. The buildings e

- 7 The internal finish of each of the student rooms shall have reflectance values compliant with those specified in the submitted 'Internal Daylight Assessment' (By GIA, dated 18/06/2010).

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