

Cat #8A- User Guide

Goal: *recognize and encourage the provision of guidance to enable building owners/occupiers to understand and operate their spaces efficiently*

Solution/Score: the building operations team will be fully trained on the operations of the building and with each semester, there will be training for all occupants. The information will be provided in a simple, understandable level along with the general information of the neighborhood, the public transport, local amenities, recycling & refuse arrangements all available along with normal emergency systems thus a credit score 3 of a total 3 in accordance with Level 3 goal.

Cat #8B- Considerate Constructors Scheme

Goal: *encourage construction sites managed to environmentally and socially be accountable*

Solution/Score: The normal Considerate scheme will be implemented, in consideration of Camden requirements, and will score a minimum of 32 thus a credit score 2 of a total 2 in accordance with Level 3 goal. .

Cat #8C- Construction Site Impacts

Goal: *encourage construction sites managed in a manner that mitigates environmental impacts*

Solution/Score: of the criteria, 4 of the 6 will be met thus a credit score of 2 of a total 2 in accordance with Level 3 goal.

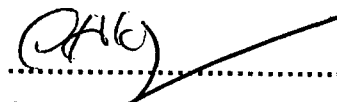
Cat #8D- Security

Goal: *the design of spaces where people feel safe, secure, and does not undermine quality of life or community*


Solution/Score: The project has a comprehensive security plan by design and will work under the appointed ALO to enhance the safety requirements thus a credit score of 2 of a total 2 in accordance with Level 3 goal.

CONTINUATION OF SECTION 106 AGREEMENT IN RELATION TO
74-76 GUILFORD STREET
LONDON WC1N 1DF

EXECUTED AND DELIVERED AS A DEED)
TJAC LONDON GUILFORD LLC)
acting by duly authorised signatory)
being a person who in accordance with)
the laws of the State of Massachusetts)
in the United States of America is acting)
under the authority of)
TJAC LONDON GUILFORD LLC)


.....
Authorised Signatory

SIGNED AS A DEED BY)
CTL 2009-14 TRUST (NYU LONDON))
by its trustee)
The Bank of New York Mellon)
a New York banking corporation, by:)

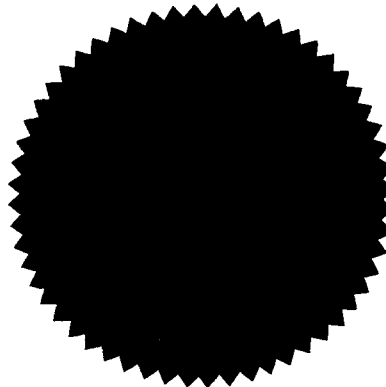

.....
being a person who in accordance with
the laws of the State of New York acting
under the authority of
The Bank of New York Mellon, as trustee

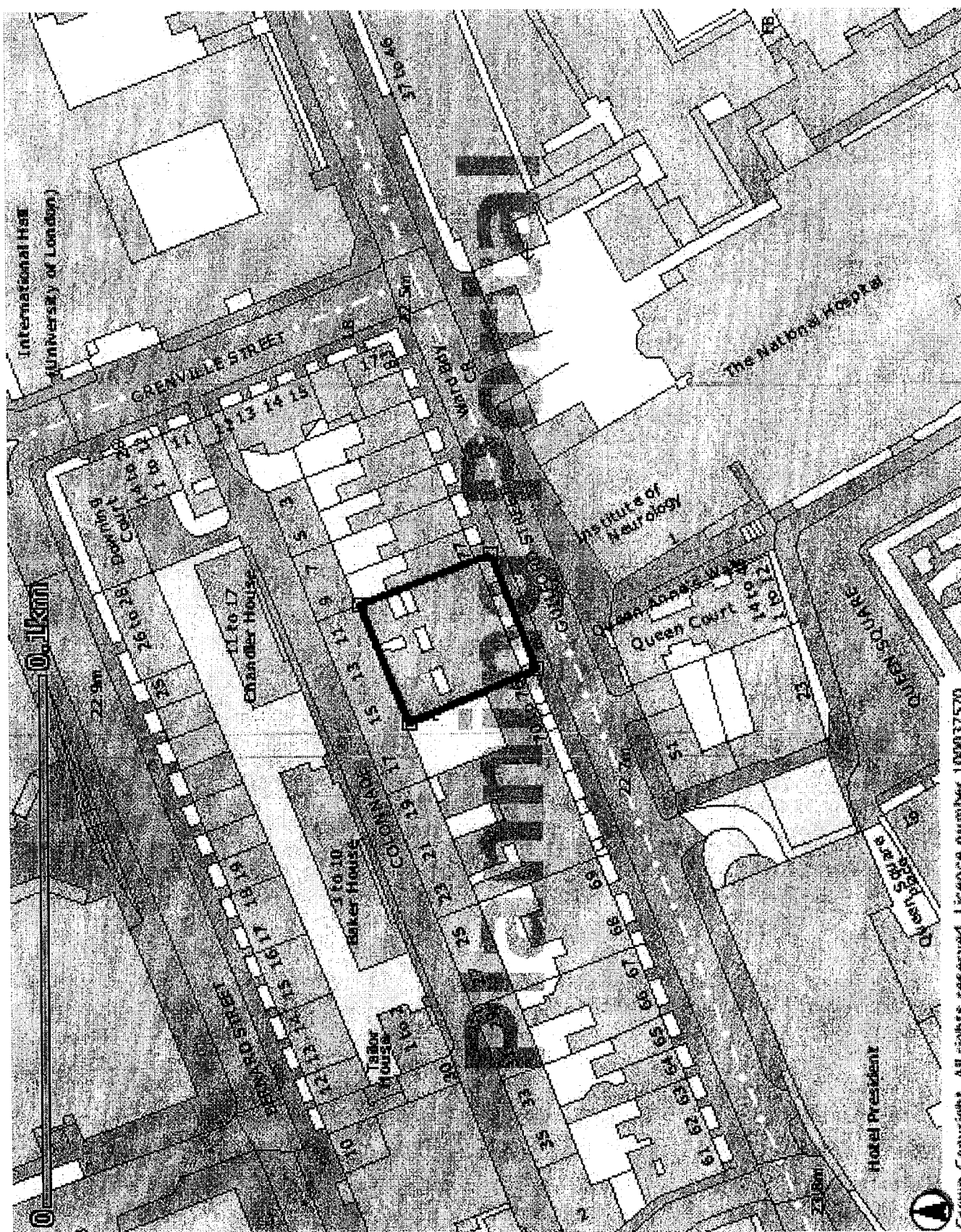
WITNESS: 

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)


.....
Authorised Signatory

~~SIGNATURE~~
GARY MACDONALD
BURNHOUSE INDUSTRIAL ESTATE
WHITBURN
WEST LOTHIAN EH47 0LQ





Casson Conder Partnership
32A Thurloe Place
London, SW7 2HJ

Application Ref: **2010/0885/P**

12 June 2010

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Acts 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
74 - 76 Guilford Street
London
WC1N 1DF

PROPOSAL:

DECISION
Additions and alterations in association with change of use from residential accommodation to student accommodation (Student rooms)

Drawing Nos: Site location plan; PL301; 302; 306; 309; PL400A; 401B; 402B; 403A; 404A; 405B; 406; 407A; 409B; P1; P2; Engineering report; Design and access statement; Planning statement; sustainability statement; PPG24 Statement.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies SD1, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; PL301; 302; 306; 309; PL400A; 401B; 402B; 403A; 404A; 405B; 406; 407A; 409B; P1; P2; Engineering report; Design and access statement; Planning statement; sustainability statement; PPG24 Statement

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

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the appearance and special interest of the buildings, and the character and appearance of the conservation area, in accordance with the requirements of policies B1, B6 and 7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Noise levels at a point 1 metre external to sensitive façades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and SD7B of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to the commencement of development on site, details of the proposed plant, including an acoustic report demonstrating compliance with the Council's noise standards, shall be submitted to and approved in writing by the Council. The plant shall thereafter only be provided in full and strict accordance with the approved details.

Reason: In the interests of amenity for occupiers and neighbours, in accordance with the requirements of Policy SD6 (Amenity for occupiers and neighbours) and Policy

SD7 (Light, noise and vibration pollution) of the London Borough of Camden Replacement Unitary Development Plan (2006) and the guidelines set out in Camdens Planning Guidance 2006.

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 ;SD3 Mixed Use developments; SD6 Amenity for occupiers and neighbours; SD8 Disturbance ;SD9 Resources and energy; SD12 Development and construction waste ;H1 New Housing; H2 Affordable housing; H4 Protecting Affordable housing; H9 Hostels; C5 Tourism uses (hotels, B&Bs and youth hostels); B1 General design principles; B3 Alterations and Extensions; B6 Listed Buildings; B7 Conservation Areas; E2 Retention of existing business uses; N4 Providing public open space ;T1 Sustainable Transport ;T3 Pedestrians and cycling; T7 Off-street parking, city car clubs and city bike schemes ;T8 Car free housing and car capped housing ;T9 Impact of parking ;T12 Works affecting highways. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposal would bring three buildings, two of which are listed buildings and on the at risk register back into active use and this is to be welcomed. There will be no loss of amenity to neighbouring properties and the inclusion of energy saving measures would ensure that the development is as sustainable as possible.

- 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.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION

DATED

22 June

2010

(1) TJAC LONDON GUILFORD LLC

and

(2) CTL 2009-14 TRUST

and

**(3) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T
relating to land known as
74-76 GUILFORD STREET
LONDON WC1N 1DF
pursuant to Section 106 of the Town and Country Planning
Act 1990 (as amended)

Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 1918
Fax: 020 7974 2962

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(SP, SMP, NYU, CF, STP, POSC, CFC, LL, LP)
CLS/COM/LMM/1685.508
s106 11.06.10 FINAL