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Development Control
Planning Services
London Borough of Camden
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Argyle Street
London WC1H 8ND

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www.camden.gov.uk/planning

Mr Daniel Frost
FSP Architects & Planners Ltd
22 Boston Place
LONDON
NW1 6ER

Application Ref: **2010/0646/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 2717

25 June 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:
Hatton Square Business Centre
Baldwins Gardens
London
EC1N 7RJ

Proposal:

Erection of an infill extension to north and west elevations, a two storey roof extension and alterations to provide a new entrance, atrium, and re-cladding envelope with green wall, to re provide a shop (A1), provide additional office space (B1a); workshops (B1c) and ancillary cafe .

Drawing Nos: 511 L (--) 100 P9; 101 P10; 102 P10; 103 P7; 104 P8; 105 P9; 106 P9; 107 P9; 108 P1; 200 P7; 201 P6; 202 P6; 203 P4; 204 P3; 205 P0; 206 P0; 300 P6; 301 P4; 302 P7; 303 P6; 304 P5; 305 P3; 511 L (21) 01 REV P1; 511 A (21) 01 REV P1; 511 L (0-) 00 REV P0; 101 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 15 REV P0; 14 REV P0; 13 REV P1; 12 REV P0; 11 REV P0; 10 REV P0; 9 REV P0; 8 REV P0; 7 REV P0; 6 REV P0; 5 REV P0; 4 REV P0; 3 REV P0; 2 REV P0 and 1 REV P0; local and strategic views report; Attenuation statement; Refuse strategy; Crime prevention report; Schedule of accommodation; Existing and proposed summary; Existing tenancy schedule; Daylight and Sunlight report (amended 19/05/2010); Construction management plan; Transport Assessment; Steve little research; Economic Impact Study; Development viability



assessment; Building & sustainability concept report; Biotope Ltd

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 Before the development commences, details of the proposed cycle storage area for x 52 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 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.

- 3 Full details of the construction, planting and maintenance in respect of the green roof and green walls in the areas indicated on the approved drawings shall be submitted to and approved by the local planning authority before the development commences. The buildings 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.

- 4 A sample panel of the facing external materials demonstrating the proposed colour, texture, face-bond and pointing 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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 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 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: 511 L (-) 100 P9; 101 P10; 102 P10; 103 P7; 104 P8; 105 P9; 106 P9; 107 P9; 108 P1; 200 P7; 201 P6; 202 P6; 203 P4; 204 P3; 205 P0; 206 P0; 300 P6; 301 P4; 302 P7; 303 P6; 304 P5; 305 P3; 511 L (21) 01 REV P1; 511 A (21) 01 REV P1; 511 L (0-) 00 REV P0; 101 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 15 REV P0; 14 REV P0; 13 REV P1; 12 REV P0; 11 REV P0; 10 REV P0; 9 REV P0; 8 REV P0; 7 REV P0; 6 REV P0; 5 REV P0; 4 REV P0; 3 REV P0; 2 REV P0 and 1 REV P0; local and strategic views report; Attenuation statement; Refuse strategy; Crime prevention report; Schedule of accommodation; Existing and proposed summary; Existing tenancy schedule; Daylight and Sunlight report (amended 19/05/2010); Construction management plan; Transport Assessment; Steve little research; Economic Impact Study; Development viability assessment; Building & sustainability concept report; Biotechture Ltd

Reason:

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

Informative(s):

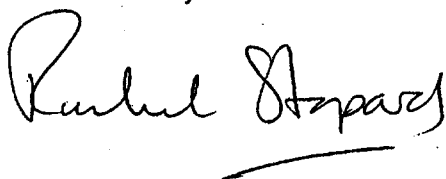
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 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

- 4 The applicant is advised that (i) the area outlines as a café/restaurant is ancillary to the main business uses and should not be open to the general public. Should this position change then planning permission may be required, and (ii) should the installation of plant/machinery be required which would terminate externally then this would require the benefit of planning permission.
- 5 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 S13/S14 Economic activities, SD1 Quality of life, SD2 Planning obligations, SD3 Mixed use development, SD6 Amenity for occupiers and neighbours, SD7 Light. Noise and vibration pollution, SD8 Disturbance, SD9 Resources and energy, H1 New housing, B1 General design principles, B3 Alterations and extensions, B7 Conservation Areas, N4 Providing public open space, N5 Biodiversity, T1 Sustainable transport, T3 Pedestrians and cycling, T8 Car free housing and car capped housing, T9 Impact of parking, T12 Works affecting highways, E1 Location of business uses, E2 Retention of existing business uses and E3 Specific business uses and areas.
Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: - The proposal is considered to be acceptable in both use and conservation area terms. The increase in B1 use space, securing jewellery workshops, provision of A3 café and re provision of retail space is welcomed in strategic and local terms. The proposed extensions and remodelling is of a scale and design that would enhance the character and appearance of the conservation area and be of greater benefit than the existing. The proposed extensions would have no significant impact on surrounding residential properties, and other conditional controls are sufficient to address transport, site contamination and sustainability objectives.

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.