

Mr Chris Hicks
CgMs Consulting
Morley House
26 Holborn Viaduct
London
EC1A 2AT

Application Ref: **2010/2790/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

13 July 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

Address:
Kelley House
18 - 20 Royal College Street
London
NW1 0TH

Proposal:
Continued use as probation hostel (sui generis)
Drawing Nos: Site Location Plan; SK-01; SK-02; SK-03; SK-04; SK-05; B7049/1F; 3F; E003; LGF; GF; Planning Statement Dated March 2019 by CGMS Consulting; feasibility Study Report Dated 31 March 2010 by drivers Jonas Deloitte; Heritage Statement Dated March 2010 by CGMS Consulting;

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; SK-01; SK-02; SK-03; SK-04; SK-05; B7049/1F; 3F; E003; LGF; GF; Planning Statement Dated March 2019 by CGMS Consulting; feasibility Study Report Dated 31 March 2010 by drivers Jonas Deloitte; Heritage Statement Dated Masrch 2010 by CGMS Consulting;

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

- 3 Before the development commences, 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 of any of the new units 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 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.
- 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste
- 4 This permission is granted without prejudice to the necessity of obtaining planning permission and listed building consent for any proposed CCTV cameras at the properties. 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)

5 Reasons for granting 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; SD6 - Amenity for occupiers and neighbours; H7 - Lifetime homes and wheelchair housing; H9 - Hostels; B1 - General design principles; B6 - Listed buildings. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Disclaimer

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