

Simon Chapman
Colliers CRE
9 Marylebone Lane
London
W1U 1HL

Application Ref: **2010/1411/P**
Please ask for: **Charles Thuair**
Telephone: 020 7974 5867

8 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:
William Goodenough House
35 - 42 Mecklenburgh Square
London
WC1N 2AN

Proposal:

Erection of two storey roof extension to the Heathcote Street block; replacement of the existing mansard roof on the Mecklenburgh Street block with a new mansard roof extension; erection of two storey roof extension to the internal courtyard link block; various internal alterations and rearrangements to existing bedrooms; all in association with the creation of an additional 61 student rooms and flats for the existing halls of residence (Sui Generis).

Drawing Nos: Planning Statement March 2010; Daylight and Sunlight Report March 2010; Energy and Renewable Energy Statement dated 27.2.10; BREEAM 2008 Pre-Assessment Report date 8.2.10; Student Residential Accommodation Management Plan February 2010; Service Management Plan Feb 2010; Preliminary Construction Management Plan March 2010; Location Plan; B41558/000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117; Addendum to Daylight and Sunlight Report by Waterslade Ltd dated May 2010.



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 and detailed design that resemble, as closely as possible, 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 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 B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 A sample panel of the facing brickwork and roofing 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 The proposed cycle storage area for 32 cycles as shown on the plan hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

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 Prior to the first occupation of the building, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability

of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9, N5 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The details of the layout, sections, elevations and materials of the proposed photovoltaic panels on the Heathcote Street block shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans - Location Plan; B41558/000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117.

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 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 & neighbours, SD9- resources and energy, B1 - General design principles, B3 - Alterations and additions, B6 - listed buildings, B7 - Conservation Areas, T9 - Impact of parking, H1- new housing, H2- affordable housing, H7 - Lifetime Homes, H8 - Housing mix, H9- hostels, N3- protecting private open space designations, N4- public open space, N5- biodiversity, T3 - Pedestrians and cycles, T12 - works affecting highways.

Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:

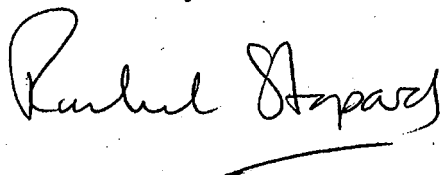
The proposed additional rooms and flats for students of this College is considered acceptable in landuse terms. It will not significantly harm the established character and residential amenities of the area or place undue pressure on local services and facilities, subject to appropriate occupancy controls in a S106. It is fully sustainable in that it achieves a high rating in the BREEAM assessment and provides onsite renewable energy facilities.

The extensions are considered acceptable in bulk, form and detailed design terms and are appropriate in the context of this large neo-Georgian block; they will not harm the setting of adjoining listed buildings nor the character of the conservation area.

The extensions will not significantly harm the amenity of neighbouring residents nor that of existing units within the College itself, in terms of daylight, sunlight or privacy. They will not harm local amenity or transport conditions on the basis that a S106 requires a CMP and contributions to pedestrian improvements.

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.