

London Planning Team  
1A Kingsley House  
Wimpole Street  
London  
W1G 0RE

Application Ref: **2010/1344/P**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

3 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

#### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**Arlington House**  
**220 Arlington Road**  
**London**  
**NW1 7HE**

#### **Proposal:**

Variation of conditions 11 (hours of operations) and 13 (extent of social enterprise uses) of planning permission dated 01/11/2007 (Ref. 2007/3283/P - Change of use from 400 room hostel to a mixed use (Class sui-generis) comprising: 95 units of supported accommodation and 35 low cost rented units on 1st-5th floors together with market stalls, art gallery, coffee shop and restaurant on the ground floor and basement to be run as a social enterprise in conjunction with the supported residential accommodation). Variation is to allow for greater flexibility of uses within the social enterprise element and is accompanied by a Social Enterprise Management Plan and Section 106 deed of variation.

Drawing Nos: Supporting documents (INFORMATION ONLY): Covering letter from CBRE dated 10 March 2010; Arlington Management Plan; Arlington Social Enterprise Management Plan Implementation Strategy.

Amended ground floor and lower ground floor plans: 2847\_SK054 rev B; SK055 rev B.

Original application drawings: Location Plan 099; Site Plan 100; 101 Rev A; 102 Rev A;



103 Rev A; 104 Rev A; 105 Rev A; 106 Rev A; 107 Rev A; 108; 109; 110 Rev A; 111; 112; 113; 114; 115; 116; 117; 118; 119; 120; 121; PL01; PL02; 203 Rev B; 204 Rev B; 205 Rev B; 206 Rev B; 207 Rev B; 360 Rev A; 361 Rev A; 362 Rev A; 364 Rev A; 366 Rev A; 368 Rev A; 371 Rev A; 602 Rev A; 603 Rev A.

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 No plant (including fume extraction equipment in connection with the restaurant and cafe/bookshop) shall be installed on any of the external parts of the building (including within the roof-top plant rooms) until full details of the plant and accompanying report of sound attenuation has been submitted to and approved by the local planning authority. The uses associated with this plant shall at no time be in operation unless in full compliance with the details as have been approved.

Reason: To ensure that the intended plant and any necessary noise attenuation is capable of complying with the Council's standard noise criteria as stated in condition 3 in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Noise levels at a point 1 metre external to sensitive facades 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, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The details in respect of green or brown roofs in the areas indicated on the fifth floor layout plan shall be implemented as approved under application reference 2008/2135/P (granted on 11/09/08) or such other scheme as shall have been submitted to and approved by the local planning authority before the relevant works commence. The buildings shall not be occupied until the approved details have been implemented.

Reason: In order to ensure the development has undertaken 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.

- 5 The details in respect of parking for 40 cycles shall be implemented as approved under application reference 2008/2135/P (granted on 11/09/08) or such other scheme as shall have been submitted to and approved by the local planning authority before the relevant works commence. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any part of the development, 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 Details of the location, design and method of waste storage and removal (including recycled materials) shall be implemented as approved under application reference 2008/0756/P (granted on 18/04/08) or such other scheme as shall have been submitted to and approved by the local planning authority before the relevant works commence. The approved facilities shall thereafter be provided prior to the first occupation of any part of the development and permanently maintained and retained thereafter.

Reason: To ensure the proper and sustainable storage and disposal/reuse of waste in accordance with policies SD6 and SD12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be implemented as approved under application reference 2008/0756/P (granted on 18/04/08) or such other scheme as shall have been submitted to and approved by the local planning authority before the relevant works commence. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity and security in the scheme in accordance with the requirements of policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in

accordance with the requirements of policies B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 The 15 wheelchair units shall be provided in full accordance with the details shown on the approved floorplans prior to any occupation of the development for the permitted uses.

Reason: To ensure satisfactory provision is made for wheelchair users in accordance with Policy H7 of the Camden Replacement Unitary Development Plan 2006.

- 10 The 2 parking spaces shown on the approved Service Delivery Access Plan, shall not be provided other than to full wheelchair standard and shall not be used for any purposes other than for short term visits, loading and for parking by registered disabled persons.

Reason: To ensure satisfactory provision is made to meet the needs of people with disabilities in accordance with Policy T7 of the Camden Replacement Unitary Development Plan 2006.

- 11 The social enterprise uses in the area shown on the ground floor and lower ground floor layout plans (drawing nos. 2847\_SK054 rev B and SK055 rev B) shall not be carried out outside the following times 0800hrs - 0000hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, R1, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 No music shall be played on the premises in such a way as to be audible within any adjoining premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, R1B, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 The social enterprise uses shall not operate other than strictly within the confines of the areas shown for these purposes on drawing numbers 2847\_SK054 rev B and SK055 rev B.

Reason: In order to ensure that the primary use of the premises continues as a hostel and to safeguard the amenities of the adjoining premises and the area generally in accordance with policies H9B, SD6, R1B, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 14 The parts of the premises as shown on drawing numbers 2847\_SK054 rev B and SK055 rev B as social enterprise shall not be occupied for any purpose when the primary hostel use is vacant.

Reason: In order to ensure that the social enterprise uses do not operate independently of the primary hostel use and thereby to protect permanent hostel

related accommodation and the amenities of the area in accordance with policies H9B and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 Reasons for granting permission.

The proposed variation of conditions 11 and 13, together with the inclusion of the additional condition (14) would not materially deviate from the reasons stated for the approval of the parent permission (ref 2007/3283/P) granted on 01/11/2007, being that the 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, SD7B - Noise/vibration pollution, SD8 - Disturbance from demolition, SD9 - Resources and energy, H1 - New Housing, H2 - Affordable housing, H7 - Lifetime homes and wheelchair housing, H8 - Mix of units, H9 - Hostels, B1 - General Design Principles, N4 - Providing public open space, N5 - Biodiversity, T1 - Sustainable transport, T3 - Pedestrians and cycling, T7 - Off street parking, T8 - Car free housing, T16 - Movement of Goods, E1 - Location of business uses, R1 - Location of new retail uses, R2 - General impact of retail and entertainment uses, R3 - Food and drink uses, R4 - Markets and C1 - New community uses. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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 attention is drawn to the need for compliance with the requirements of the Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 5613) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.

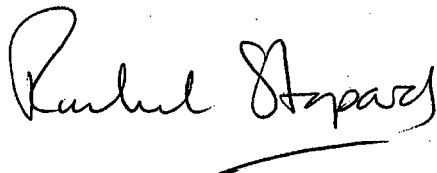
5 Your attention is drawn to the fact that there is a separate legal agreement with the

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.

- 6 The Social Enterprise Management Plan and Implementation Strategy listed as a supporting document under the schedule of Drawing Numbers above, is approved for the purposes of the Section 106 Legal Agreement only and may, from time to time, be amended with the prior written approval of the Local Planning Authority as the Legal Agreement provides.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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](http://www.camden.gov.uk/planning).