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Mr Graham Oliver
Gerald Eve LLP
7 Vere Street
London
W1G 0JB

Application Ref: **2009/2629/P**
Please ask for: **Sharon O Connell**
Telephone: 020 7974 5101

22 March 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:
2 - 8 Ridgmount Street and 6 Store Street

Proposal:
Reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmont Street and alterations to 2 Ridgmont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace.
Drawing Nos: Proposed Construction Management; Noise Survey Report; Desk Study and Ground Investigation Report; Assessment of Proposals; Issue Status; Renewable Energy and Sustainable Design Options; Transport Statement; (22)902 Rev B; (22)901 Rev H; (01)001 Rev B; (01)100 Rev E; (01)800 Rev G; (01)700 Rev K; (01)604 Rev G; (01)603 Rev H; (01)602 Rev I; (01)601 Rev I; (01)301 Rev E; (01)300 Rev E; (01)201 Rev E; (01)200 Rev E; (01)102 Rev E; (01)101 Rev E; (01)801 Rev G; 103 Rev E; (22)900 Rev F; (01) 910 Rev A; Rev I (22)903 Rev B; (22)904 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 development shall take place until samples of the materials to be used in the construction of the external surfaces hereby permitted have been submitted and approved in writing by the local planning authority. In addition a sample panel of the facing brickwork should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The panel must be 1m by 1m and demonstrate the proposed colour, texture, face-bond and pointing of the brickwork.

The relevant part of the works shall then be carried out in accordance with the approved details.

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 All new external work to no. 6 Store Street and 4-8 Ridgmount Street shall be carried out in materials that resemble, as closely as possible, in colour and texture 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.

- 4 All architectural features on the front elevation of the former petrol station e.g. frieze, decorative motifs, cill profile, plinth profile and window details railings shall be accurately recorded at a scale of no less than 1:5. Evidence of this recording shall be submitted to and approved by the Local Planning Authority prior to demolition commencing.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings of all new window and door openings, including jambs, head and cill, at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the character and appearance of the conservation area in accordance with the requirements of policy B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to demolition commencing, details of the removal and storage of all features of the petrol station identified on the approved method statement (ref: (22)904 rev. A) as being retained e.g bricks, doors and window shall be submitted to and approved by the Local Planning Authority. Demolition shall not commence until approval of the submitted details is given by the Local Planning Authority.

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.

- 7 Prior to installation details including plans, elevations and sections of all advertisements, signage and content of the art panel at a scale of at least 1:20 shall be submitted to the Local Planning Authority for approval. The relevant parts of the works shall then be carried out in accordance with any approved details.

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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. 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 in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 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 or any phase of the development, whichever is the sooner. 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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The A3 use hereby permitted shall not be carried out outside the following times 09:00am to 11:15pm Mondays to Saturdays and 10:00am to 10pm on Sundays or Bank Holidays.

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

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

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.

- 12 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.

- 13 Before the use commences, the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B,SD8, Appendix 1, R1B,R2,R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 14 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;
 - b) The investigation has been carried out in accordance with the approved details and the results remediation measures (if necessary) have been submitted to and approved by the Council and
 - 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 SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 15 Before the development commences, details of the proposed cycle storage area for 5 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.

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.

- 16 Full details in respect of the biodiversity roof in the area indicated on the approved roof plan 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.

- 17 Access onto the flat roof of 2 Ridgmount Street created by the 2nd floor rear window of the building at 2 Ridgmount Street hereby approved shall be for maintenance of the building only and for no other purposes.

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

- 18 The refuse and recycling storage area as approved shall be provided in its entirety prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1, R1B, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 19 The use of the external tables and chairs on the forecourt of 6 Store Street shall cease by 9pm Monday to Sunday.

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.

- 20 A method statement for the supporting the retained facades during demolition and construction, including details of dismantling of the walls to be removed shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the architectural interest of the building and character and appearance of the Conservation Area in accordance with the requirements of policy B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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 SD1c (Access for all); SD1d (Community safety); SD3 (Mixed Use Development); SD6 (Amenity for occupiers and neighbours); SD7 (Light, noise and vibration pollution); SD8 (Disturbance); SD9 (Resources and energy); SD10 (Hazards); B1 (General Design Principles); B3 (Alterations and extensions); B6 (Listed Buildings); B7 (Conservation Areas); N4 (Providing open space); N5 (Biodiversity); R1B (Food, drink and entertainment); R2 (General impact of retails and entertainment uses); E1 (Location of business uses); E2 (Retention of existing business uses); T1B (Transport Assessments); T1C (Travel plans); T3 (Pedestrians and Cycling); T9 (Impact of Parking) (UDP); T12 (Works affecting highways) and Appendix 1 Noise and vibration standards. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

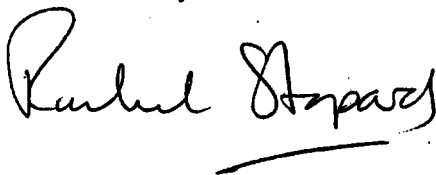
- 2 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Highways Engineering Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or email highwayengineering@camden.gov.uk
- 3 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).
- 4 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.

- 5 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.
- 6 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.
- 7 You are advised that condition 10 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 9 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 10 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling

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