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

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www.camden.gov.uk/planning

Mr Gianfranco Cipolla
23A Foxley Lane
Purley
Surrey
CR8 3EH

Application Ref: **2009/3588/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

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:
53 Goodge Street
London
W1T 1TG

Proposal:

Change of use of third floor from offices (Class B1) to residential (Class C3) and the erection of a roof extension to provide a 3rd/4th floor self contained two bed maisonette (Class C3) together with the relocation of existing air conditioning units to the top of the new roof.

Drawing Nos: Site Location Plan; 1185-PL-01C, -03, -06C, -07C, 1185 EL- 02C, -04F; 1185 SECT -01, 02, 06A, 07A; Acoustic Report

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 roof of the development hereby approved shall be completed in natural slate.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (general design) and B7 (conservation area) 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 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 Before the use commences, the air-condition plant shall be provided with acoustic isolation and sound attenuation in accordance with a scheme to be submitted to, and approved in writing by, the Council prior to the beneficial use of the development. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the 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.

- 5 The relocated air conditioning units hereby approved shall not be used between 19.00hrs and 7.00hrs.

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

Informative(s):

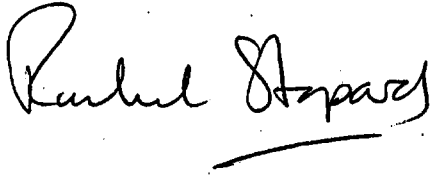
- 1 Reasons for granting permission.

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 SD1 (quality of Life) SD3 (mixed-use development) SD6 (amenity of occupiers and neighbours) SD7B (noise/vibration pollution) SD8A (disturbance from plant and machinery) H1 (new housing) H7

- (lifetime homes and wheelchair housing B1 (general design principle) B3 (alterations and extensions) B7 (conservation areas E2 (retention of existing business uses R8A (upper floors and shop fronts T3 (pedestrian and cycling) T7 (off-street parking) T8 (car free housing) T9 (impact of parking T12 (works affecting the highway) Appendix 1 (noise and vibration thresholds. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's 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 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
 - 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 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.
 - 5 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).
 - 6 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
 - 7 For the avoidance of doubt, the front slope of the mansard roof on the Charlotte Place elevation shall sit behind the foremost edge of the existing party wall as shown on drawings hereby approved. No permission is hereby granted for any alteration to the part wall.

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.