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Mr Sean McGrath
Indigo Planning
Swan Court
Worple Road
LONDON
SW19 4JS

Application Ref: **2009/0675/P**
Please ask for: **Alex Bushell**
Telephone: 020 7974 **2661**

7 July 2009

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:

**Land Bounded by 50-57 High Holborn
(including Brownlow House High Holborn House & Caroline House) 18-25 Hand
Court
45-51 Bedford Row & Brownlow Street
London WC1V 6RL**

Proposal:

Mixed use redevelopment of the site involving the demolition of Caroline House, 18-22 Hand Court and parts of High Holborn House, retention of façade and rebuild of part of High Holborn House facing High Holborn and the façade of 23 Hand Court and rear of High Holborn House (49-51 Bedford Row), Brownlow House and 45-48 Bedford Row. The erection of a new eight storey (plus two level basement and roof plant floor) building to accommodate A1 (Retail) floorspace and flexible A3/A4 (Restaurant/Drinking Establishment) at ground floor level together with new B1 (Office) space. Conversion of 46-48 Bedford Row to create 3x single family dwellings, change of use and extension of existing B1 (office) space to form 15x residential units within, 45 Bedford Row and 49-51 Bedford Row; conversion and extension of Brownlow House to provide 10x residential units (affordable housing); Redevelopment of 23 Hand Court to provide 22 student units in place of 6x existing residential units; new servicing access from Brownlow Street, and various public realm works to Brownlow Street, Bedford Row and Hand Court.



INVESTOR IN PEOPLE

Drawing Nos: 00_101 rev02, 20_101 rev02, 20_102 rev02, 20_103 rev02, 20_104 rev02, 20_105 rev02, 20_106 rev02, 20_107 rev02, 20_108 rev02, 20_109 rev03, 20_110 rev02, 20_201 rev10, 20_202 rev11, 20_203 rev11, 20_204 rev10, 20_205 rev10, 20_206 rev10, 20_211 rev06, 20_212 rev05, 20_221 rev10, 20_222 rev10, 20_301 rev04, 20_302 rev03, 20_311 rev04, 20_312 rev03, 20_321 rev04, 20_322 rev04, 20_331 rev05, 20_332 rev04, 20_341 rev02, 20_351 rev02, 20_352 rev04, 20_353 rev04, 20_354 rev04, 20_355 rev04, 20_356 rev04, 20_357 rev04, 20_358 rev04, 20_359 rev04, 20_360 rev04, 20_362 rev04, 20_363 rev04, 20_371 rev05, 20_372 rev05, 20_373 rev06, 20_374 rev06, 20_375 rev05, 20_376 rev02, 20_377 rev03, 20_378 rev04, 20_379 rev04, 20_380 rev04, 20_381 rev04, 20_382 rev03, 20_383 rev07, 20_390 rev02, 20_391 rev03, 20_392 rev02, 20_393 rev03, 20_394 rev02, 21_401 rev05, 21_402 rev03, 21_403 rev05, 21_404 rev05, 21_405 rev05, 21_406 rev03, 21_407 rev02, 21_410 rev-, 90_201 rev03, 90_301 rev03 and 90_302 rev03.

Additional supporting information: Sheppard Robson 'Planning Design Report', dated 11/02/09; Indigo 'Planning Statement' dated Feb 2009, Donald Insall Associates 'Historic Buildings Architect's Report for Blackfriars Property Group' dated Feb 2009, Affordable Housing Toolkit dated May 2009 and Application Form dated 09/02/09

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 Prior to the commencement of any development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) all external facing materials for the new build and extended buildings;
 - (b) scale 1:100 drawings of all elevations and larger scale sections where requested; and
 - (c) scale 1:20 section and elevation drawings of all new ground floor frontages.Thereafter, 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.

- 3 A sample panel of the external facing materials shall be provided on site, in accordance with the details agreed in writing pursuant to Condition 2 above, and shall itself be approved in writing by the Council before the relevant parts of the works are commenced. Thereafter, the development shall be carried out in accordance with the approval given and 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

- 4 Prior to the first occupation of the relevant part of the Class B1 Office redevelopment hereby permitted, details of the proposed privacy screen to the rear of the new student accommodation shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a desktop assessment of the impact on the internal light levels in the proposed student residential rooms hereby permitted and the screen shall be designed to minimise its effect. Thereafter the screen shall be fully installed in accordance with the approved details and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure associated with the development hereby permitted 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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any 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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The units annotated as 'retail' facing High Holborn on the drawings hereby permitted shall not be used other than for purposes within Class A1 of the Town and Country Planning (Use Classes) Order 1987 or any equivalent Class in any order evoking or re-enacting that Order.

Reason: To ensure that the use of the High Holborn frontage maintains a retail character in accordance with the requirements of Policy R7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The use of the Class A3 and Class A4 premises facing Hand Court hereby permitted shall not be carried out outside the following times 0700 hours to 0000 hours daily.

Reason: To safeguard the amenities of the proposed residential accommodation in accordance with the requirements of Policies SD6 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Prior to the commencement of any development associated with the residential use of Brownlow House, a scheme for sound attenuation of all flats, incorporating suitable ventilation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, none of the flats within the building shall be first occupied until the sound attenuation measures have been implemented in their entirety.

Reason: To safeguard the amenities of the residential occupiers having regard to the existing levels of noise exposure in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 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 residents and occupiers of the development and adjoining occupiers in accordance with the requirements of policies SD6, SD7, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Before the development commences, details of the proposed cycle storage area and cycle storage system for the new office building hereby permitted to accommodate 1 cycle space per 250msq of internal floorspace with additional space for visitors shall be submitted to and approved in writing by the Local Planning Authority. 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 thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 and Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to

the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 No works on the development shall take place until an initial design stage for BREEAM, Ecohomes, and Code for Sustainable Homes assessments undertaken by an accredited assessor and including an accompanying interim certificate has been submitted to and approved in writing by the Local Planning Authority. Such details shall achieve a rating of 'Good' or Code Level 3 for the Residential component of the scheme in accordance with the Ecohomes (2006)/Code for Sustainable Homes (April 2007) assessment and 'Very Good' for commercial elements of the scheme in accordance with the BREEAM assessment. In each case the submission shall seek to achieve the following target credits:
A) Ecohomes/Code for Sustainable Homes - target credits of 50% in each of the Energy and Water categories and 50% in the Materials and Waste category; and
B) BREEAM - target credits of 60% in each of the Energy and Water categories and 40% in the Materials and Waste category;
In the event that the above credits cannot be achieved, then full justification shall be included as part of the submission. Thereafter, the use of the premises shall not commence until a final Post-Construction BREEAM Review Certificate and Code/Ecohomes certificate of compliance and accompanying statement have been submitted to the local planning authority demonstrating that the agreed target credits have been met.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006.

- 14 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy N5 of the London Borough of Camden Replacement Unitary Development Plan 2006, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006.

- 15 Prior to the first occupation of the building a plan showing details of the green roof and green wall 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 wall, 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 and Camden Planning Guidance 2006.

- 16 Before the development comprising the erection of the new-build components of the scheme commences, the following details of the proposed combined heat and power system shall be submitted to and approved by the Local Planning Authority:
- (a) the type, height and location of chimney;
 - (b) the make, size and location of biomass boiler/ CHP and any additional abatement technology proposed to reduce air pollution; and
 - (c) information on the fuel, the supply chain and the arrangements to secure fuel.
- The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and/or office space, and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance

- 17 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; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details. 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.

- 18 Prior to the first occupation of the new build office hereby permitted or other period that shall have been first agreed in writing by the Local Planning Authority, the entirety of the residential accommodation included within the site shall be fully constructed and/or laid out and made available for occupation in accordance with the drawings hereby permitted or as varied in accordance with any condition herein.

Reason: To ensure the development is implemented with the approved residential

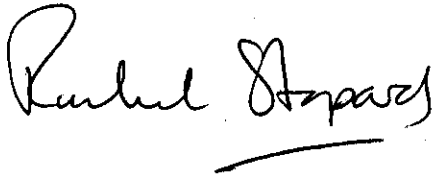
accommodation in accordance with the requirements of Policies SD3 and H2 of the London Borough of Camden Unitary Development Plan 2006.

Informative(s):

1

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

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