

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444  
Fax 0171 314 1975

Burrell Folley Fischer  
FAO. Matthew Lunn  
15 Monmouth Street  
London  
WC2H 9DA

Application No: PW9702245R1  
Case File:F8/16/1

22 September 1997

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address : **Hampstead Town Hall, 213 Haverstock Hill, NW3**

Date of Application : 14/07/1997

Proposal :

Change of use from former Local Government institution ("suigeneris") use to uses within Classes B1, D1 and D2 (as defined by the Use Classes Order 1987), to include Council "first stop shop" services, rooms for use as public exhibitions, meetings, performances etc., a performing arts college and ancillary accommodation, ancillary cafe, Interchange Trust offices, and lettable office accommodation; erection of side and roof extensions to Town Hall, and erection of a new 3 storey performing arts building to its southwest side on the site of the air raid shelters; external alterations to the Town Hall including the entrance steps off Haverstock Hill; provision of new carpark/service areas on the northeast and southwest sides of the site.

As shown on Drawing Numbers:

S13/P.1-7, 8B-14B, 15-17, 18B, 19B, 20-23, 25B, 26, 28B, 29B.  
S13/SK.185p1, 187, 189p1, 194-199p3, 300p3, 301p2, 302p3, 303p2, 304p3, 306p3, 307p3, 308p2, 309p2 and 335-339.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 Full details of the elevations and facing materials to be used on the alterations and extensions to the Town hall (in particular the restored campanile tower, new stair and lift extensions, reordered entrance steps, new roof and dormers to the Edwardian wing, and new arts building) shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 Details of paving and lighting to the adjoining alleyway, service yard and carpark shall be submitted to and approved by the Council before any work on the site is commenced.
- 3 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 4 Sample panels of the facing brickwork showing 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 sample panels shall be retained on site until the work has been completed.
- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas, including screening of the new substations and refuse store and fencing/gates to the new service area, and reinstated paving/lighting of the alleyway between Haverstock Hill and the new Arts building, have been submitted to and approved by the Council.
- 6 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.
- 7 Details of all existing trees on site with a stem diameter of 100mm or greater shall be supplied to the Council prior to the consideration of detailed proposals and shall include

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- the following information: Location, species, reference number, girth, height and accurate crown spread. Where nearby excavations are proposed, the level at the base of each tree shall be included. Trees to be removed in conjunction with the proposed development should be indicated as such and, where appropriate the proposed positions and lines of protective fencing and prohibited areas should be shown.
- 8 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
  - 9 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced.
  - 10 The Class B1 elements of the building shall be used only for offices of Interchange Trust and their resident charities and for no other purpose, (including any other purpose within Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
  - 11 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
  - 12 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing ambient noise levels, expressed in dB(A), at such locations. Where the noise from the plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A).
  - 13 The extract ventilating system shall be provided with acoustic isolation to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises.

- 14 Before the use commences, sound insulation shall be provided for the building in accordance with a scheme to be submitted to and approved by the Council.
- 15 No sound emanating from the use shall be audible one metre from the facade of any adjoining residential accommodation between the hours of 23.00 and 07.00.
- 16 No music shall be played in the premises between the hours of 07.00 and 23.00 at such a volume that there is an increase of 3dB in the noise level measured as LAeq over any five minute period one metre from the facade of any residential accommodation as compared to the LAeq 5 minutes in the same position with no music being played. Additionally no music shall be played in such a way that there is an increase of 3dB in the noise level at frequencies between 63 and 125 Hertz measured as Leq over any five minute period one metre from the facade of any residential accommodation as compared to the Leq 5 minutes in the same position with no music being played.
- 17 The proposed flat roofs to the new Arts building shall not be used for amenity space purposes.
- 18 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 19 The areas shown on the approved drawings as parking, access, loading, unloading and manoeuvring areas shall not be used other than for the purposes shown.  
No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.
- 20 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.
- 21 The numbers of visitors using the main hall used for Class D2 purposes shall not exceed 150 after 7 pm., except on a maximum of 5 occasions per year when it shall not exceed 240.

- 22 The working party shall be established comprising representatives from the owners of the development, the architects and contractors, relevant officers from the Council's Environment Department and English Heritage, and residents living in adjoining dwellings. The working party shall meet once a month to discuss issues relating to the demolition and construction of the new development.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To ensure that the Council may be satisfied with the external appearance of the building.
- 4 To ensure that the Council may be satisfied with the external appearance of the building.
- 5 In order that the Council may give consideration to the details of the proposed development.
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 7 In order that the Council may give consideration to the details of the proposed development.
- 8 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 9 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 10 To ensure that the accommodation is used in accordance with the intentions of the proposed scheme and is not used for unauthorised purposes.
- 11 To safeguard the amenities of the adjoining premises and the area generally.

- 12 To safeguard the amenities of the adjoining premises and the area generally.
- 13 In order to ensure that the development is adequately protected against vibration.
- 14 To ensure that the use can be accommodated without detriment to the amenity of the surrounding premises by reason of noise.
- 15 To safeguard the amenities of the adjoining premises and the area generally.
- 16 To safeguard the amenities of the adjoining premises and the area generally.
- 17 In order to prevent unreasonable overlooking of neighbouring premises.
- 18 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 19 To ensure the availability of the facilities in accordance with the approved scheme.
- 20 In order to ensure compliance with the terms of the Act and Regulations.
- 21 To ensure that the use of the building does not exacerbate local parking congestion.
- 22 In order to ensure that any adverse effects of the demolition and construction process on adjoining residents is minimised.

Informatives (if applicable)

- 1 The Council's Streets Management Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Section dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 071-278 4444).
- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel: 071-860 5629) detailed arrangements for

the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 3 Your attention is drawn to the requirements of Sections 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to people with disabilities wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 4 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.
- 5 Your attention is drawn to the need for compliance with the requirements of the Council's Environmental and Commercial Service, (Pollution Team), Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 071-278 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 6 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 7 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 0171-278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 8 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1992. Application forms may be obtained from the Council's Planning Service, Camden Town Hall, Argyle Street, London WC1H 8EQ.

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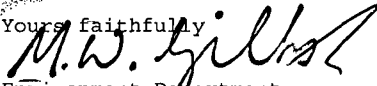
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- 9 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
  - 10 In relation to the above conditions Nos 21 and 22, you are advised to survey the actual traffic levels associated with the Class D2 use during its first year of operation, in accordance with a specification to be agreed beforehand with the Council. In the event of any subsequent planning application to discharge or vary these conditions, the Council will have regard to this survey.
  - 11 The applicant is advised to develop a Travel Plan to reduce vehicle use to the site, for both staff and visitors, and to encourage the use of cycling, walking and public transport modes of transport for trips to and from the site.

This application was dealt with by Charles Thuaire on 0171 860 5867.

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

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU