

File



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Allies & Morrison
(Attn: Eddie Taylor)
42 Newman Street
LONDON
W1P 3PA

Application No: PS9704402R2
Case File:L13/18/E

20 APR 1998

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 :
The Place, 17 Dukes Road, WC1

Date of Application : 06/03/1998

Proposal :

Internal and external alterations involving part demolition and extension to provide a new entrance block and studios to the Flaxman Terrace building along with improved internal accessibility, studio space and public facilities in association with the continued use of the building by the Contemporary Dance Trust (Class D1), as shown on drawing numbers 139/EX -002;004;005;010;011; PP-002A;005A; 007A; 103; 104; 105; 106; 107; 108; 109; and 110B.

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:

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- 1 The facing materials to be used on the new development shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 Before the use commences, additional sound insulation shall be provided for the proposed dance studios in accordance with a scheme to be approved by the Council to ensure that the use can be accommodated without detriment to the amenity of surrounding premises by reason of noise.
- 3 The development hereby permitted shall not begin until full details of 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 have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.
- 4 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the proposed running tunnels of the Chelsea-Hackney line Project including any ground movements arising from the construction and operation of the said project, has been submitted to and approved by the Council.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To safeguard the amenities of the adjoining premises and the area generally.
- 3 To safeguard the amenities of the adjoining premises and the area generally.
- 4 So that the Council and the Chelsea-Hackney Line Project Team may be satisfied that the proposed Chelsea-Hackney Project is adequately safeguarded.

Informatives (if applicable)

- 1 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

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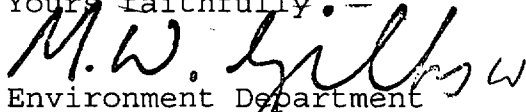
Sunday or Bank Holidays, in order to comply with locally enforced standards.

- 2 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 Environmental Commercial 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.
- 3 Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts: 1930-82, and you are advised to consult the Council's Building Control Service, located at Camden Town Hall Argyle Street, WC1H 8EQ. (Tel: 0171 413 6941)
- 4 If any difficulty is anticipated in complying with the condition in respect of the regulation of noise, you are advised to consult officers of this Department.

This application was dealt with by Sue Foster on 0171 278 4444 Ext.2672.

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