

Lisa Webb
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7 Vere Street
London
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Application Ref: **2007/3976/P**

Please ask for: **Stuart Minty**

Telephone: 020 7974 **2660**

21 December 2007

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:

Chichester House

278-282 High Holborn

London

WC1V 7HA

Proposal:

Demolition of existing Chichester House building and redevelopment of the site to include construction of a new 8-storey building plus basement level, for Class B1 office (9,297sqm), Class A1 retail (298sqm) at ground floor level and 6 residential (C3) units on the Whetstone Park frontage and external plant area at roof level.

Drawing Nos: Location Plan (3829_TP01 rev B); TP02 rev C; TP03 rev C; TP04 rev B; TP05 rev B; TP06 rev B; TP07 rev B; TP08 rev C; TP09 rev C; TP10 rev B; TP11 rev B; TP12 Rev E; TP13 rev C; TP14 rev C; TP15 rev C; TP16 rev C; TP17 rev C; TP18 rev C; TP19 rev B; TP20 rev B; TP21 rev B; TP 22 Rev A; TP30 - 39; Planning Statement (Dated 08/2007); Design and Access Statement (Dated 09/2007); Daylight and Sunlight Report (Dated 06/08/2007); Highways Statement (Dated 08/2007); Archaeological Desk-Based Assessment (Dated 10/2007); Plant Noise Assessment (Dated 07/2007); Energy Statement (Dated 04/07/2007); Sustainability Statement (Dated 31/07/2007); BREEAM and EcoHomes Pre-Assessment Document (Dated 02/08/2007); Plant Noise Calculations (Ref 07123); Lifetime Homes Standards Statement (Dated 11/2007); Addendum to sun/daylight



analysis (Dated 30/11/2007)

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 A Sample panel of the facing brickwork demonstrating 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 the development shall be carried out in accordance with the approval given. 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 S1/ S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 Details including layout, sections, elevations and facing materials where appropriate of all new windows, glazing, balconies, brick facing materials and fencing to be used on/around the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure a satisfactory external appearance and to safeguard the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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) Elevations and sections of all new shopfronts;
- b) Details of the glazing treatment of Great Turnstile ground floor façade;
- c) Details of proposed artwork on the Great Turnstile ground floor façade.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure a satisfactory external appearance and to safeguard the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 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 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.

- 6 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.

- 7 Before the development commences, details of the proposed cycle storage areas comprising a minimum of, i) 40 cycle spaces for the office component, ii) 6 cycle spaces for the residential component, shall be submitted to and approved by the Council. The approved areas shall thereafter be provided in their entirety prior to the first occupation of either the occupation of the office space or any of the residential units, and permanently maintained and retained thereafter.

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.

- 8 Details of the sedum roofs, 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 a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently 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 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

- 9 The office component of the development hereby approved shall not be occupied until details for obscure glazing for section of the façade facing Great Turnstile House (12-15 Great Turnstile) as detailed on drawing number 3829_TP 17 (Rev C) have been submitted to and approved by the Council. The approved glazing system shall be permanently maintained and retained thereafter, unless otherwise agreed in writing with the Council.

Reason: In order to prevent unreasonable overlooking of Great Turnstile House (12-15 Great Turnstile) in accordance with the requirements of policies S1/ S2 and SD6 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 S1-S3, SD1, SD2, SD3, SD4, SD5, SD6, SD7, SD8, SD9, H1, H7, H8, B1, B2, B4, B7, B8, B9, N4, N5, T1, T3, T8, T9, T12, T13, T16, R1, R2, R7, E1 and E2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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 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 Highways Management Team (tel: 020-7974 6956) 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.
- 4 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 5 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by

email env.health@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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk or on www.camden.gov.uk/planning)
- 7 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).
- 8 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 Sites Team, Urban Design and Regeneration.
- 9 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 10 You are advised that the installation of any further plant/machinery located externally, unless otherwise illustrated in this grant of planning permission, would require the formal permission of the Local Planning Authority.
- 11 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste
- 12 With reference to Condition 7 (Cycle Storage) you are advised that the design of any cycle storage/parking will need to be covered, secure and preferably with level access or access via a lift. The Council prefers Sheffield style stands or cycle lockers. You are referred to Section 13 (Cycle access - parking and storage) of the Camden Planning Guidance for details of acceptable cycle parking layout.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613