



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

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Raoul Veevers (ref. PD/6644)
Montagu Evans
Clarges House
6-12 Clarges Street
London
W1J 8HB

Application Ref: **2006/1445/P**
Please ask for: **Stuart Minty**
Telephone: 020 7974 2660

13 December 2006

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:
Arundel House
36-43 Kirby Street
London
EC1N 8TE

Proposal:

Alterations and extensions to the existing workshops and offices (Use Class B1) including the erection of a two storey roof extension at fifth and sixth floor levels, a six storey rear extension and other ancillary works and change of use to provide 42 workshops (B1c use class) at basement and ground floor level and student residential accommodation (Class C3) comprising 128 studio units on the upper floors.

Drawing Nos: Site Location Plan; 20519 _L01; L02 Rev A; L03 Rev B; L04 Rev A; L05 Rev A; L06 Rev A; L07 Rev A; L08 Rev B; L09 Rev A; L10; L101 Rev G; L102 Rev K; L103 Rev F; L106 Rev C; L107 Rev H; L108 Rev F; L109 Rev E; L300 Rev H; 301 Rev C; L302 Rev A; L400 Rev E; 401 Rev A; 402; 403; SK 19; Planning Statement (Dated August 2006); Planning Design Statement (Dated 23rd August 2006); Daylighting And Sunlighting Review (Dated 21st March 2006); Unite Combined Statement Access Crime Prevention Sustainability And Energy; BREEAM Industrial Pre-Assessment Estimator (3rd August 2006); EcoHomes Pre-Assessment Estimator (3rd August 2006); UNITE Part L Study - Final Report (Dated 1st March 2006); Letter from Montagu Evans (Dated 13/11/2006)



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 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) Samples of all facing and roofing materials to be provided and retained on site during the course of the works.

b) Detailed drawings at no less than 1:20, including sections, and clearly annotated with materials, which shows the treatment of the ground floor sub station, bin store and bike store entrances.

c) Detailed drawings, including sections, which show all jambs, head and cill and glazing bar details, of all new window and door openings, at 1:10 scale.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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.

- 5 Prior to the commencement of any development hereby permitted, a sustainability appraisal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the building shall be used and maintained in accordance with the agreed details.

Reason: To ensure that the development is sustainable in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Before the development is occupied details of a suitable area(s) for the storage of bicycles shall be submitted to and approved by the Council, and the approved bicycle store shall be provided before the building is occupied and shall thereafter be permanently retained and used for no other purpose other than for the storage of bicycles for users of the development.

Reason: In order to satisfactorily provide suitable storage for bicycles in accordance with policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Prior to the commencement of any development hereby permitted, a biodiversity appraisal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the building shall be used and maintained in accordance with the agreed details.

Reason: To ensure that the development is sustainable in accordance with the requirements of policy N5 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s):

- 1 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 6941).
- 2 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.
- 3 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.

- 4 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

- 5 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, SD6, SD7, SD8, SD9, SD12, H1, H2, H7, H8, B1, B3, B7, B9, N4, N5, T1, T3, T4, T8, T12, E1 and E2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 6 The applicant is advised that the sustainability appraisal referred to in condition 5 above, must meet the requirements of Policy SD9 of the UDP London Borough of Camden Replacement UDP 2006, specifically it shall achieve a BREEAM/Ecohomes rating of 'very good' and shall incorporate measures to ensure that 10% of the site's electricity and heating needs are derived from renewable sources.

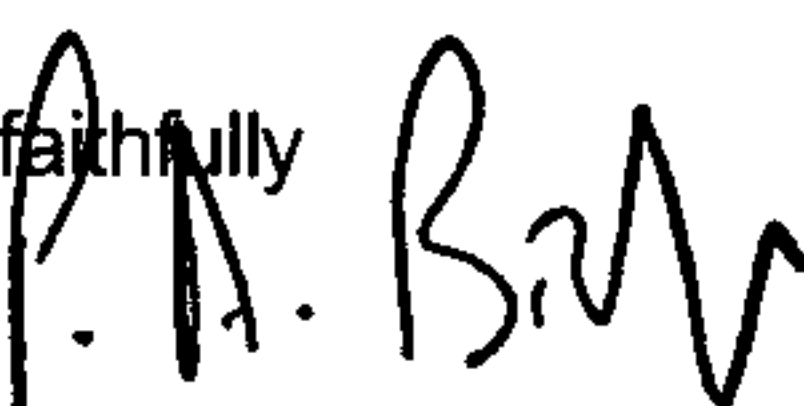
- 7 The biodiversity appraisal required by condition 7, should outline methods contributing to the ecological value of the site in line with policy N5 of the London Borough of Camden Replacement UDP 2006 and the Camden Biodiversity Action Plan. Specific guidance on the provision of biodiversity measures can be gained from the Nature Conservation Officer (Telephone No: 0207 974 8816)

- 8 You are advised, that this consent does not authorise the installation of any external plant/machinery. If you wish to install any such equipment, you will be required to make a further application for planning permission.

- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. You are advised to take account of this minimum pressure in the design of the proposed development.

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

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)