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Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

Allies & Morrison Architects
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www.camden.gov.uk/planning

Application Ref: 2004/0894/P
Please ask for: Vanessa Leddra
Telephone: 020 7974 5970

24 September 2004

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

Address:
16 Stukeley Street
London
WC2B 5LJ

Proposal:

Alterations and extensions to existing building including roof extension, replacement windows and new glazed entrance area to side (south-west) elevation in connection with Class D1 (non-residential institutions) use.

Drawing Nos: 364-SS-P 101revB, 102revB, 103revB, 104 revB, 105 revB, 111revB, 364-SS-P 120revB, 121revA, 122revA, 124, 125, 130, 131revB; 364-EX-P 102 - 105 (incl), 121, 130; 175-EX-P 120 revA, Location Plan - 364-SS-P 100 Noise assessment dated 16/7/04 from Sandy Brown Associates, Letters dated 10 June + 17 September 2004 from agent, plus design statement from agent dated June 04

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 five years from the date of this permission.



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Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of all external finishes including samples where appropriate, to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development 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 EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 No persons/customers shall use the main entrance on the south-western side of the building (Stukeley Street cul-de-sac) after 21.30, unless disabled access is required.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.

- 4 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 5 Before the first use of the extension hereby permitted commences, the refuse storage area hereby permitted shall be provided and permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and PU5 of the London Borough of Camden Unitary Development Plan 2000.

- 6 The development shall not be occupied until cycle storage for a minimum of 25 cycles, in a secure, weather proof area within the curtilage of the building is provided. Thereafter the cycle storage area shall be retained and used for no purpose other than for the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to pressures in surrounding streets which would be contrary to policies RE2 and TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 7 The six non selfcontained study bedrooms hereby permitted at upper ground floor level shall be ancillary to main user of the building, being International House.

Reason: The Council would want to control the standard and type of accommodation being provided in connection with the operation of the use, in order to ensure compliance with the requirements of policy HG15 of the London Borough of Camden Unitary Development Plan 2000.

- 8 Before the first use of the extension hereby permitted commences, sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and EN5/6 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2 + 3, EN5/6/7/19/21/22/24/31/33, TR1/22/23/24, SC1/8/PU5. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

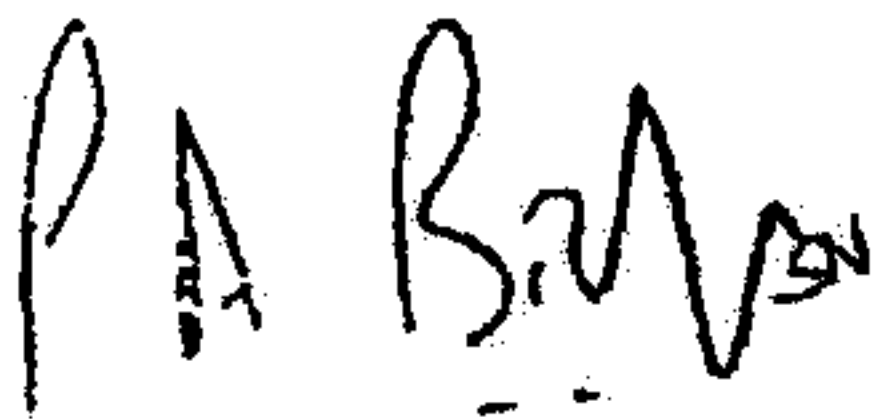
- 2 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 3 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).
- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 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 Streets Management Traffic Management Section (tel: 020-7974 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.
- 7 You are reminded that this permission does not include any advertisements that you may wish to display, as shown as "area allocated for signage". Advertisement consent may be required for the display of such signage.
- 8 You are reminded of the need to consult with Cross Rail Project Team relating to works below ground level eg. foundations, lift pits etc, for this building.

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)