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

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Anna Snow  
 Hephher Dixon  
 100 Temple Chambers  
 Temple Avenue  
 London  
 EC4Y 0HP

Application Ref: **2005/3138/P**  
 Please ask for: **Tania Skelli-Yaoz**  
 Telephone: **020 7974 2078**

31 October 2005

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:  
**69-73 Theobalds Road**  
**London**  
**WC1X 8TA**

#### Proposal:

Change of use and works of conversion of third and fourth floor levels from office use (Class B1) to residential use (Class C3), the erection of a two storey roof extension to provide residential accommodation, demolition of existing two storey side office wing fronting Old North Street and replacement with new four storey side wing to provide residential accommodation, and erection of six storey rear extension to accommodate a circulation core, to accommodate a total of 7 x 2 room flats, 5 x 3 room flats and 1 x 4 room flat.

Drawing Nos: Report on Daylight and Sunlight; Design Statement.  
 224.01, 02/rev A, 03-06, 07/rev A, 08-09, 10/rev A, 11-14, 224.30, 224.50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60

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.

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

- 2 The details of all external facing materials with respect to the following elements - windows, glazing, screening, stairs, doors, balustrading, facing materials (brick), metal cladding and timber boarding, 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 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 3 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on all balconies facing south (Kingsgate Mansions) prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 4 The details of the secure and protected storage for 18 cycle parking spaces at basement level 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. This part of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To facilitate the use of alternative modes of transport in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The existing car park shall be retained for office use only and shall not accommodate for residential parking in connection with this permission.

Reason: In order to deter non-essential vehicle trips and minimise the use of private cars in Central London, in accordance with the requirements of policy TR12 of the Camden Unitary Development Plan 2000.

- 6 The new roller shutter to the car park entrance hereby approved shall be of the open mesh variety and shall not be a solid shutter.

Reason: In the interest of the visual appearance of the building and the community safety of the area, in accordance with policies EN1, EN13, and EN20 of the London Borough of Camden Unitary development Plan 2000.

- 7 The details of the new residential entrance on Old North Street shall not be otherwise than as shall have been submitted to and approved by the Council before the relevant part of the work is begun.

Reason: To ensure that the entrance is safe and attractive, and to illiminate the use of recessed entrances which provide opportunities for criminal and anti-social behaviour, in accordance with the requirements of policies EN1, EN13, and EN20 of the London Borough of Camden Unitary development Plan 2000.

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. 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.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section, Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7278 4444).
- 4 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, RE5, RE6, EN1, EN13, EN18, EN19, EN22, EN24, HG8, HG9, HG12, HG16, EC3, EC5, TR12, TR16, TR22 and TR23. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.
- 5 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.
- 6 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 Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

- 7 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.

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)