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**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 860 5713

EPR Design Ltd
(Fao R.Hayes)
21 Douglas Street
London
SW1P 4PE

Application No: PS9704421R1
Case File:N15/25/G

Date

1 AUG 1997

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 :
First Avenue House, 40-49 High Holborn, WC1

Date of Application : 22/05/1997

Proposal :

Refurbishment and change of use from offices and retail to use for Court Services, involving alterations to the elevations, part demolition and the erection of roof plant, as shown on drawing numbers 2A, 2B, 2C & 2K; 2290; 6130-1, 2, 11, 13, 14, 15, 16 & 18; 3140/TP/001, 002, 003, 004, 011, 012, 015, 016, 017, 018, 019 & 020; 3149/LO/302 & 312.

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:

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture

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those of the existing building, unless otherwise specified on the approved application.

- 2 The facing materials to be used on the chiller plants shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 3 All architectural features on the front elevation, e.g. cornices, architraves, porches, balustrades, etc., and railings shall be retained and repaired to match the original work.
- 4 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing ambient noise levels, expressed in dB(A), at such locations. Where the noise from plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A).
- 5 For each of the octave band of centre frequencies 63Hz-8KHz inclusive, noise from all plant and machinery shall at all times add not more than one decibel to the ambient noise level expressed as L90 in the same octave band as measured 1 metre outside the window of any residential premises.
- 6 Before the use commences all plant and machinery shall be sound attenuated and isolated from the structure in accordance with a scheme to be submitted to and approved by the council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises.
- 7 For any process giving rise to fumes either an extract system or a totally enclosed recycling system shall be provided such that no nuisance from fumes shall be caused to the occupiers of any premises.
- 8 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 9 Details of the basement car park accommodation, including cycle storage, access, loading and manoeuvring shall be submitted to and approved by the local planning authority prior to the development commencing on site.

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- 10 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out on High Holborn.
- 11 No more than 14 car parking spaces shall be provided on the site

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To ensure the appearance of the building is maintained to an acceptable standard and does not detract from the visual amenities of the area.
- 4 To safeguard the amenities of the adjoining premises and the area generally.
- 5 To safeguard the amenities of the adjoining premises and the area generally.
- 6 To safeguard the amenities of the adjoining premises and the area generally.
- 7 To safeguard the amenities of the adjoining premises and the area generally.
- 8 To safeguard the amenities of the adjoining premises and the area generally.
- 9 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 10 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 11 To ensure that the proposal complies with the Council's parking policies and standards.

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Informatives (if applicable)

- 1 No vehicle may service the site for example (be loaded or unloaded) within the boundary or roads within the immediate vicinity of the site except between the hours of 08.00 and 18.00 Mondays to Fridays and 08.00 and 13.00 on Saturdays
- 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 Health Officer at the Town Hall, Euston Road, WC1H 8EQ, (tel: 071-278 4444).
- 3 The developer should provide suitable wheel washing and vehicle spraying equipment at the entrances and exits to reduce off site transport of soil and similar material. This should be carried out in an area with adequate drainage to avoid creating large amounts of mud.
- 4 Storage locations for all materials that create dust, including soil must be:
 - (a) away from site boundary except where impractical.
 - (c) adequately screened to prevent wind loss.
 - (d) damped down where practical when being handled.
- 5 Vehicles transporting materials which are likely to cause dust onto and off the site shall be suitably covered where necessary.
- 6 Engines or stationary or mobile plant on or off site including lorries, should be well maintained in order to reduce emissions of visible smoke, engines should not be left running unnecessarily.
- 7 There shall be adequate screening and damping down during all demolition activities, clearance work, breaking up of existing ground services and during other sites preparations and activities to minimise the creation of dust and nuisance.

This application was dealt with by Andrew Anderson on 0171 278 4444 ext 2077.

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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)