

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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W1V 7PAOur Reference: PL/9201066/R1
Case File No: N13/15/C
Tel.Inqu:
Charles Thuairé ext. 2635
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 22 Dec 1992

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 26th August 1992

Address : 9 Ridgmount Place, WC1

Proposal : *known as Rossetti Court SN 20/3/95*
Mixed development comprising Class B1c workshops at basement level and sixteen residential units around a ground level courtyard (including 4 x 2-person flats, 2 x 4-person maisonettes, 8 x 5-person and 2 x 6-person houses,
as shown on drawing numbers 311/92/P01A - P05A, P06 & P07, revised by letter dated 5 November 1992.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The details of the elevations and facing materials 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 on the site is commenced.

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- 02 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 03 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.
- 04 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 05 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to H) and Part 2 (Classes A to C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 06 Details of proposed ventilation and extraction plant should be submitted and approved by the Council before any works on site is commenced.
- 07 Further details and improvements to the internal layout and orientation of the residential units, fenestration, entrance doors and lobbies, car parking and servicing areas, fire access, and methods of reducing overlooking shall be submitted to and approved by the Council before any work on the site is commenced.
- 08 The proposed basement workshops shall be used only for Class B1c industrial use and for no other purpose (including any other purpose within Class B1 of the schedule of the Town & Country Planning Use Classes Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order).
- 09 Noise from the operation of any ventilation plant required for the basement workshops (details of which are to be submitted and approved as required by additional condition 06 above) should not add to the ambient night time background noise level and therefore should be less than the background level by at least 5 dBA when measured at a point 1 metre external to the nearest residential accommodation.
- 10 No construction should take place until a detailed design and method statements for all foundations and other developments more than 3 metres below ground level which takes account of the proposed running tunnels of the Chelsea/Hackney line project including any ground movement arising from the construction and operation of the said project, has been submitted to and approved by the Council.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to

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- traffic congestion.
- 03 To safeguard the amenities of the adjoining premises and the area generally.
 - 04 In order that the Council may give consideration to the details of the proposed development.
 - 05 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
 - 06 To ensure that the Council may be satisfied with the external appearance of the building.
 - 07 To ensure that the Council may be satisfied with the detail design standards of the scheme.
 - 08 To ensure that the future occupation of the building shall be in accordance with the Council's policy for employment and economic act as set out in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
 - 09 To safeguard the amenities of the adjoining premises and the area generally.
 - 10 So that the Council and the CrossRail Project Team may be satisfied that the proposed CrossRail project is adequately safeguarded.

Informative(s):

- 01 Your attention is drawn to the need to provide adequate soundproofing between the proposed residential units and basement workshops to ensure the latter do not cause detrimental harm to residential amenity.
- 02 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 03 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 and Consumer Services, Town Hall, Euston Road, WC1H 8EQ (tel: 071 278 4444) or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 04 Your attention is drawn to the need to consult the Council's Environmental Health and Consumer Services, Town Hall, Euston Road, WC1H 8EQ (tel: 071 278 4444) regarding arrangements for the disposal of refuse.
- 05 Your attention is drawn to the need for compliance with the requirements of the Council's Environmental Health and Consumer Services, Town Hall, Euston Road, WC1H 8EQ (tel: 071 278 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and

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smells.

- 06 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 Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 07 Your attention is drawn to the need for compliance with the requirements of the Council's Environmental Health and Consumer Services at Town Hall, Euston Road, WC1H 8EQ (tel. 071 278 4444) regarding Underground Room Regulations.
- 08 You are advised to consider negotiating with the owners of the adjoining College of Law car park for the part use of this car park as an additional parking and loading facility for the proposed commercial residential tenants.

Yours faithfully,

Head of Planning, Transport & Employment Services
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.