

Mr Luke Emmerton
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2013/4415/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

30 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Senate House - North Block
Malet Street
London
WC1E 7HU

Proposal:

External alterations to inner courtyard including erection of infill extension/atrium at basement & ground floor levels, new ramps and alterations to Torrington Square entrance, creation of external fire escape in west lightwell, alterations to east and west elevations, and installation of plant on main roof.

Drawing Nos: (Prefix:SOAS-A-) PLN-SIT-XX-101 P2 (Site Location Plan); PLN-SIT-XX-102 P2 (Site Plan); PLN-SIT-XX-103 P2; PLN-GEN-B1-201 P2; PLN-GEN-00-202 P2; PLN-GEN-01-203 P2; PLN-GEN-02-204; PLN-GEN-03-205 P2; PLN-GEN-RF-206 P2; PLN-GEN-00-232 P4; PLN-GEN-01-233 P5; PLN-GEN-02-234 P5; PLN-GEN-03-235 P5; ELE-GEN-XX-301 P2; ELE-GEN-XX-302 P2; ELE-GEN-XX-303 P2; ELE-GEN-XX-304 P2; ELE-GEN-XX-305 P2; ELE-GEN-XX-306 P2; ELE-GEN-XX-321 P3; ELE-GEN-XX-325 P2; SEC-GEN-XX-372 P3; SEC-GEN-XX-390 P3; SEC-GEN-XX-391 P3; SEC-GEN-XX-395 P1; XXX-GEN-XX-502 P2; XXX-GEN-01-503 P2; and XXX-GEN-XX-651 P2.

Supporting Documents: Business Case dated 04th July 2013 by SOAS University of London; Senate House North Clock Refurbishment Demolition & Construction Method Statement dated 15th April 2013 by Mace; Sustainability Statement dated 11th June 2013



by Mace; Energy Strategy Report dated 21 June 2013 by Mace; Environmental Noise Monitoring Report dated 12/03/2013 by WSP; External Plant Noise Assessment Report dated 24/07/2013 by WSP; Technical Specification of Kitchen Fan by Nuaire international; Planning Statement dated July 2013 by DP9; and Transport Statement dated July 2013 by Robert West.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix:SOAS-A-) PLN-SIT-XX-101 P2 (Site Location Plan); PLN-SIT-XX-102 P2 (Site Plan); PLN-SIT-XX-103 P2; PLN-GEN-B1-201 P2; PLN-GEN-00-202 P2; PLN-GEN-01-203 P2; PLN-GEN-02-204; PLN-GEN-03-205 P2; PLN-GEN-RF-206 P2; PLN-GEN-00-232 P4; PLN-GEN-01-233 P5; PLN-GEN-02-234 P5; PLN-GEN-03-235 P5; ELE-GEN-XX-301 P2; ELE-GEN-XX-302 P2; ELE-GEN-XX-303 P2; ELE-GEN-XX-304 P2; ELE-GEN-XX-305 P2; ELE-GEN-XX-306 P2; ELE-GEN-XX-321 P3; ELE-GEN-XX-325 P2; SEC-GEN-XX-372 P3; SEC-GEN-XX-390 P3; SEC-GEN-XX-391 P3; SEC-GEN-XX-395 P1; XXX-GEN-XX-502 P2; XXX-GEN-01-503 P2; and XXX-GEN-XX-651 P2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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

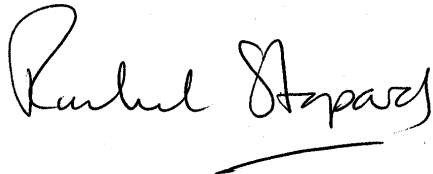
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment