



**Regeneration and Planning
Development Management**
London Borough of Camden
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Mr Ricky Cheung
Benoy
210 High Holborn
London
WC1V 7DL

Application Ref: **2013/0121/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

2 April 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
112-116 New Oxford Street
London
WC1A 1HH

Proposal:

Erection of roof extension, alterations to windows on rear facade and change of use of second to sixth floors from offices (Class B1) to provide 6 self-contained flats (1 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) (Class C3).

Drawing Nos: BNY-MA(00)0001 SITE LOCATION PLAN A01, BNY-MA(01)0001 AREA SCHEDULE A03, BNY-MA(02)0001 A01, BNY-MA(02)1001 A01, BNY-MA(02)2001 A01, BNY-MA(02)3001 A01, BNY-MA(02)4001 A01, BNY-MA(02)5001 A01, BNY-MA(02)6001 A02, BNY-MA(02)7001 A02, BNY-MA(02)9001 A02, BNY-MA(02)B101 A01, BNY-MA(02)AA01 A02, BNY-MA(02)BB01 A02, BNY-MA(02)CC01 A02, BNY-MA(03)0001 PHOTOMONTAGE 01 A02, BNY-MA(03)0002 PHOTOMONTAGE 02 A02, BNY-MA(20)0001 A02, BNY-MA(20)1001 A01, BNY-MA(20)2001 A03, BNY-MA(20)3001 A02, BNY-MA(20)4001 A03, BNY-MA(20)5001 A02, BNY-MA(20)6001 A02, BNY-MA(20)7001 A02, BNY-MA(20)8001 A02, BNY-MA(20)B101 A01, BNY-MA(21)AA01 A04, BNY-MA(21)AA02 A02, BNY-MA(21)BB01 A04, BNY-MA(21)BB02 A02, BNY-MA(21)CC01 A04, BNY-MA(21)CC02 A02, BNY-MA(22)AA01 A02, BNY-MA(22)BB01 A02, BNY-MA(31)0004 A00.



Planning Application Design Document (prepared by Benoy Architects September 2013), SAVILLS COMMERCIAL MARKETING REPORT Oct-12, ADS CONSULTANCY CONSTRUCTION MANAGEMENT PLAN Dec-12, RIGHT OF LIGHT DAYLIGHT/SUNLIGHT ASSESSMENT 02-Jan-13, PRICE & MYERS ENERGY/RENEWABLE ENERGY STATEMENT 19-Dec-12, ACA ACOUSTICS ACOUSTIC REPORT Dec-12.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

BNY-MA(00)0001 SITE LOCATION PLAN A01, BNY-MA(01)0001 AREA SCHEDULE A03, BNY-MA(02)0001 A01, BNY-MA(02)1001 A01, BNY-MA(02)2001 A01, BNY-MA(02)3001 A01, BNY-MA(02)4001 A01, BNY-MA(02)5001 A01, BNY-MA(02)6001 A02, BNY-MA(02)7001 A02, BNY-MA(02)9001 A02, BNY-MA(02)B101 A01, BNY-MA(02)AA01 A02, BNY-MA(02)BB01 A02, BNY-MA(02)CC01 A02, BNY-MA(03)0001 PHOTOMONTAGE 01 A02, BNY-MA(03)0002 PHOTOMONTAGE 02 A02, BNY-MA(20)0001 A02, BNY-MA(20)1001 A01, BNY-MA(20)2001 A03, BNY-MA(20)3001 A02, BNY-MA(20)4001 A03, BNY-MA(20)5001 A02, BNY-MA(20)6001 A02, BNY-MA(20)7001 A02, BNY-MA(20)8001 A02, BNY-MA(20)B101 A01, BNY-MA(21)AA01 A04, BNY-MA(21)AA02 A02, BNY-MA(21)BB01 A04, BNY-MA(21)BB02 A02, BNY-MA(21)CC01 A04, BNY-MA(21)CC02 A02, BNY-MA(22)AA01 A02, BNY-MA(22)BB01 A02, BNY-MA(31)0004 A00.

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Reason:

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

- 3 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample and manufacturers details of the roof material.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site prior to completion of the development.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of secure and covered cycle storage area for 9 cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and

approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The flat roof of the building should not be used for sitting out or as an amenity area and should be accessed only for maintenance purposes or in emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 No part of the development hereby approved shall be commenced until a Construction Management Statement setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period, has been submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented during construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP20, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development shall be constructed in full accordance with the recommendations of the Acoustic Report prepared by ACA Acoustics Limited dated December 2012 and no flat shall be occupied until the mitigation measures relevant to that flat have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy CS6 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

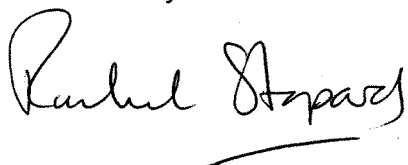
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.