

Miss Grace Liu
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2013/8207/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

21 October 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:
19 Fitzroy Square
London
W1T 6BU

Proposal:

Change of use from offices (B1) to single dwellinghouse (C3) with associated alterations to internal walls, replacement of roof of rear addition and installation of new rooflights, insertion of window to rear elevation, replacement of first floor rear external stair and balcony and associated alterations.

Drawing Nos: 12103_PL_01 Rev A, 12103_PL_02, 12103_PL_03, 12103_PL_04, 12103_PL_10, 12103_PL_11, 12103_PL_12, 12103_PL_13, 12103_PL_14, 12103_PL_15, 12103_PL_41 Rev A, 12103_PL_42 Rev A, 12103_PL_43, 12103_PL_44 Rev A, 12103_PL_50 Rev A, 12103_PL_51 Rev A, 12103_PL_52 Rev A, 12103_PL_53, 12103_PL_54, 12103_PL_70, 12103_PL_71 Rev A, 12103_PL_72, 12103_PL_73 Rev A, 12103_PL_74, 12103_PL_75 Rev A, 12103_PL_76 Rev A, Design and Access Statement by Andrew Lett Architects date 10/04/14, Energy Assessment by Eight Associates dated 17/12/13, Heritage Assessment by dlj architects dated September 2012, Marketing Report by Knight Frank and Environmental Noise Survey by Hann Tucker dated 03/10/12.

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 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: 12103_PL_01 Rev A, 12103_PL_02, 12103_PL_03, 12103_PL_04, 12103_PL_10, 12103_PL_11, 12103_PL_12, 12103_PL_13, 12103_PL_14, 12103_PL_15, 12103_PL_41 Rev A, 12103_PL_42 Rev A, 12103_PL_43, 12103_PL_44 Rev A, 12103_PL_50 Rev A, 12103_PL_51 Rev A, 12103_PL_52 Rev A, 12103_PL_53, 12103_PL_54, 12103_PL_70, 12103_PL_71 Rev A, 12103_PL_72, 12103_PL_73 Rev A, 12103_PL_74, 12103_PL_75 Rev A, 12103_PL_76 Rev A, Design and Access Statement by Andrew Lett Architects date 10/04/14, Energy Assessment by Eight Associates dated 17/12/13, Heritage Assessment by dlj architects dated September 2012, Marketing Report by Knight Frank and Environmental Noise Survey by Hann Tucker dated 03/10/12.

Reason:

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

- 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Detailed plans at a scale of 1:10 of the new metal work to be used on the rear platform balcony;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site); and
 - d) Details of any new service runs and how they are integrated in to the historic fabric.

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 during the course of the works.

Reason: To safeguard the special interest of the listed building 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 future occupiers, 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.

- 7 Prior to occupation of the hereby approved development, the cycle storage as shown on the Basement Floor Plan Proposed shall be provided in its entirety prior to the first occupation of any of the new units, and 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.

- 8 No development shall take place, until a Construction Management Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The

Statement shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Details of proposed parking bays suspensions and temporary traffic management orders.
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/ disposing of waste resulting from demolition and construction works.

Reason: To safeguard the amenity of adjacent residents, ensure efficient and safe use of the highway and in the interests of air quality having regard to policies CS5, CS11 and CS16 of the Core Strategy and policies DP20, DP21, DP26 and DP32 of the Development Policies.

- 9 The flat roof of the rear addition shall not be used for amenity purposes.

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.

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.
- 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. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Ed Watson
Director of Culture & Environment