

Tom Vernon (TV/Q40123)
Quod
Ingeni Building
17 Broadwick Street
LONDON
W1F 0AX

Application Ref: **2014/0603/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

30 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:
Cambridge House
373-375 Euston Road
London
NW1 3AR

Proposal:

Change of use from offices (Class B1a) & car showroom (Sui Generis) uses to provide flexible B1 space at basement and ground floor levels, and 16 residential units on upper floors, including extension to create 4th, 5th & 6th floors and recladding of the building.

Drawing Nos: Os plan; Existing drawings: A2413-101; 102; 103; 104; 105; 111; 112; 113; Proposed drawings: A2413-221; 222; 223; 224; 225; 300; 400; 401; 402; Sustainability Statement by Hoare Lea dated 20th Jan 2014; Energy Strategy by Hoare Lea dated 20th Jan 2014; Affordable Housing Statement by DS2 dated 20th Jan 2014; Daylight/sunlight Report by Brooke Vincent dated 20th Jan 2014; Acoustic Assessment by Hoare Lea dated 20th Jan 2014; Air Quality Assessment by Environ dated 20th Jan 2014; Transport Statement by Motion dated 20th Jan 2014; Tree Survey by Arbtech Consulting dated 20th Jan 2014 and Arboricultural Development Report by Arbtech Consulting dated 20th Jan 2014.

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

- 3 A sample panel of the facing brickwork on both the Euston St and Cleveland St elevations demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 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.

- 6 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans: Os plan; Existing drawings: A2413-101; 102; 103; 104; 105; 111; 112; 113; Proposed drawings: A2413-221; 222; 223; 224; 225; 300; 400; 401; 402; Sustainability Statement by Hoare Lea dated 20th Jan 2014; Energy Strategy by Hoare Lea dated 20th Jan 2014; Affordable Housing Statement by DS2 dated 20th Jan 2014; Daylight/sunlight Report by Brooke Vincent dated 20th Jan 2014; Acoustic Assessment by Hoare Lea dated 20th Jan 2014; Air Quality Assessment by Environ dated 20th Jan 2014; Transport Statement by Motion dated 20th Jan 2014; Tree Survey by Arbtech Consulting dated 20th Jan 2014 and Arboricultural Development Report by Arbtech Consulting dated 20th Jan 2014.

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

- 8 The proposed cycle parking shown at basement level 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.

- 9 Revised floorplans showing the location of the wheelchair unit, including details of the circulation space within the specified unit should be submitted to and approved in writing by the Planning authority prior to the first occupation of any of the new residential units.

Reason: To ensure that the development meets the needs of wheelchair users, 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.

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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 be 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 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.
- 7 Any object/ fixture of the proposal which over-sails the TLRN public highway footway of A501 Euston Road would be subject s177 licence application to TfL
- 8 The submission and implementation of a delivery & servicing plan for both the commercial and residential part of the building should be secured, and be submitted for local authority's approval prior to occupation of the site. All servicing to the proposed development must be undertaken away from Euston Road at all times.
- 9 3. A construction management plan (CMP) and Construction Logistics Plan (CLP) must be submitted for local authority and TfL's approval prior to construction commences on site. The implementation and submission of these plans should be secured by condition. The CLP should be produced in accordance with the latest TfL guidance for CLP. TfL requests all construction vehicles must load/ unload/ park/ pick up/ drop off away from Euston Road at all times. Construction vehicles movements should be carefully co-ordinated and planned to take place outside 7-10am and 4-7pm on weekdays to minimise highway and traffic impact.
- 10 You are reminded that in addition to discharging condition 4 you must also submit the tree protection plan to TfL for their approval. TfL may prosecute or seek a significant amount of compensation if any tree/plants on Euston Road have been found damaged or tempered with/without written prior authorisation from TfL.
- 11 No construction materials/ skip shall be kept on the footway/ carriageway of A501 Euston Road at all times.
- 12 The applicant is required to enter into a s278 Agreement under Highways Act 1980 for making good/ renew the footway along the site's frontage on A501 Euston Road; this should be secured by condition/ s106 Agreement.
- 13 The proposed development is within the Crossrail SPG Central Charging Area, therefore the local authority should to secure the correct level of contribution under s106 agreement.
- 14 The footway and carriageway on A501 Euston Road must not be blocked during the installation and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space

needed to provide safe passage for pedestrian, or obstruct the flow of traffic on the TLRN.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment