

Mr James Gorst
James Gorst Architects Ltd
House of Detention
Clerkenwell Close
London
EC1R 0AS

Application Ref: **2011/4445/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

29 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**3 FITZROY SQUARE
LONDON
W1T 5HG**

Proposal:

Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).
Drawing Nos: Site Location Plan; EX1; EX2; EX3; EX4; EX5; EX6; EX7; EX8; EX9; EX10; EX11; LKB09 001; 002; 003; 050; 051; 100A; 101A; 102; 103; 104; 105; 200; 201A; 202A; 302; 303; 901A; 902A; 903; D133388/SL[2]13 P2; SL[2]14 P2; SL[2]15 P2; SL[2]16 P2; Structural Engineering Report D133388 Rev C by URS Scott Wilson; Historic Support Statement by John Martin Robinson dated August 2010; Vibration Survey Report 4242/VIB by RBA Acoustics dated 11/10/10; Proposed Basement Groundworks (Ref: L-STG1820U-002) by Soiltechnics dated 02/11/10; Code for Sustainable Homes pre-assessment by URS Scott Wilson dated July 2011; Schedule of Decoration for Removal by James Gorst Architects dated 10/02/11; Schedule of Condition by James Gorst Architects dated 21/07/10; Servicing Strategy Proposals by URS Scott Wilson dated 01/07/11; Lifetime Homes Statement by James Gorst Architects; Outline Demolition, Construction, Management Plan by James Gorst Architects, PPS5 and Conservation Area Statement by



James Gorst Architects.

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 use of the rear first floor level roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The privacy screen shall be permanently retained and maintained thereafter.

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.

- 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 facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the 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.

- 5 The proposed works shall be carried out in accordance with the submitted Structural Engineering Report D133388 rev C by URS Scott Wilson, hereby

approved.

Reason: To ensure the structural stability of the host building and neighbouring buildings is preserved and that ground water and surface water conditions are not adversely affected in accordance with policy CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 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:

Site Location Plan; EX1; EX2; EX3; EX4; EX5; EX6; EX7; EX8; EX9; EX10; EX11; LKB09 001; 002; 003; 050; 051; 100A; 101A; 102; 103; 104; 105; 200; 201A; 202A; 302; 303; 901A; 902A; 903; D133388/SL[2]13 P2; SL[2]14 P2; SL[2]15 P2; and SL[2]16 P2.

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

- 8 No works on the development shall take place until an initial design stage for Code for Sustainable by an accredited assessor and an accompanying interim certificate stating that the new mews building has been designed to achieve at least a rating of Code level 3 attaining target credits of 60% in each of the Energy and Water categories and 40% in the Materials and Waste category, has been submitted to, and approved in writing, by the local planning authority. The use of the mews shall not commence until a final Code certificate of compliance and accompanying statement have been submitted to and approved in writing by the local planning authority demonstrating that by reasonable endeavours the target credits have been met.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change), CS14 (Promoting high quality places and conserving heritage), CS19 (Delivering and monitoring the core strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 (Making full use of Camden's capacity for housing), DP6 (Lifetime homes and wheelchair housing), DP16 (Transport implications of development), DP18 (Parking standards and limiting car parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving heritage), DP26 Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration), DP29 (Improving access), and DP32 (Air Quality).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: - The scheme would preserve and enhance the conservation area and the architectural integrity and setting of the listed building, enable this significant heritage asset to be refurbished and restored and a modern mews building to be re-provided with increased residential floor space and a high sustainability specification. The proposed building would not impact significantly upon the amenity of neighbours.

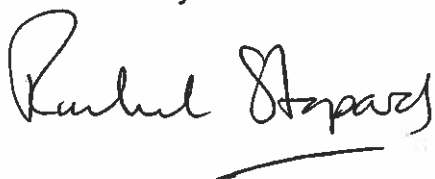
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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.
- 4 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.

- 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
- 6 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 7 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside the property boundary which connect to a public sewer are likely to have transferred to Thames Waters ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended that the applicant contacts Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. Thames Water can be contacted on 0845 850 2777 or for more information please visit the website at www.thameswater.co.uk.

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

Yours faithfully



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.