

Miss Jill McGregor
Peter Brett Associates LLP
16 Brewhouse Yard
London
EC1V 4LJ

Application Ref: **2014/4958/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

12 December 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:
19-21 Great Queen Street
London
WC2B 5BE

Proposal:

Partial demolition and re-build involving the erection of a single storey roof extension; and a three-storey rear extension for mixed use development comprising the retention of retail on the basement and ground floors and the change of use of the upper floors (1st to 5th) from offices (Class B1(a) to 4 x 3 bed residential units (Class C3)

Drawing Nos: Site location plan (Ref: 0054_GA_0 Rev B); (Prefix 0054_EA_)1 Rev B; 2 Rev B; 03 Rev B; 04 Rev B; 06 Rev B; 06 Rev B; 07 Rev B; 08 Rev C; 09 Rev B; 10 Rev B; (Prefix 0054_GA_) 1 Rev B; 2 Rev B; 3 Rev C; 4 Rev C; 5 Rev C; 6 Rev C; 7 Rev C; 8 Rev C; 9 Rev C; 10 Rev C; 11 Rev C; 12 Rev B; 13 Rev C; 14 Rev B; 15 Rev B; 16 Rev B; 17 Rev B; 18; Area Schedule by Latis dated 09/10/14 (Ref: Rev C); Design and Access Statement by Latis dated July 2014; Planning statement by Peter Brett date 30th July 2014 (Ref: 26264); Heritage Statement by Cgms Consultants dated July 2014; Daylight and Sunlight Report by GL Hearn Limited dated 25th July 2014; BREEAM Pre- Assessment by Scott White and Hookins dated 24/07/2014 (Ref: Rev 1.0); Marketing Brochure by CBRE Limited; Statement of Community Involvement by Peter Brett dated July 2014 (Ref: 26264); Roof Impact Study by Latis dated 08/10/2014; Letter by Peter Brett Associated LLP dated 31st July 2014 (Ref: 26264); Letter by Peter Brett Associates LLP dated 6th October 2014 (Ref: 26264-GreatQueenStreet)



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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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 of the Welsh Slate proposed for the roof of the proposed roof extension.

b) Sample of glazing proposed for all historic/refurbished windows

c) Sample panels on site of all the various materials to be used on the external facades of the new building

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the roof terraces shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime Homes and Wheelchair Homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: - Site location plan (Ref: 0054_GA_0 Rev B); (Prefix 0054_EA_)1 Rev B; 2 Rev B; 03 Rev B; 04 Rev B; 06 Rev B; 06 Rev B; 07 Rev B; 08 Rev C; 09 Rev B; 10 Rev B; (Prefix 0054_GA_) 1 Rev B; 2 Rev B; 3 Rev C; 4 Rev C; 5 Rev C; 6 Rev C; 7 Rev C; 8 Rev C; 9 Rev C; 10 Rev C; 11 Rev C; 12 Rev B; 13 Rev C; 14 Rev B; 15 Rev B; 16 Rev B; 17 Rev B; 18; Area Schedule by Latis dated 09/10/14 (Ref: Rev C); Design and Access Statement by Latis dated July 2014; Planning statement by Peter Brett date 30th July 2014 (Ref: 26264); Heritage Statement by Cgms Consultants dated July 2014; Daylight and Sunlight Report by GL Hearn Limited dated 25th July 2014; BREEAM Pre- Assessment by Scott White and Hookins dated 24/07/2014 (Ref: Rev 1.0); Marketing Brochure by CBRE Limited; Statement of Community Involvement by Peter Brett dated July 2014 (Ref: 26264); Roof Impact Study by Latis dated 08/10/2014; Letter by Peter Brett Associated LLP dated 31st July 2014 (Ref: 26264); Letter by Peter Brett Associates LLP dated 6th October 2014 (Ref: 26264-GreatQueenStreet)

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

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 With regard to condition no. 5 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 6 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.

- 7 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.
- 8 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.

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