

Mr David Cruse
Urban Space (Container City) Ltd
Trinity Buoy Wharf
64 Orchard Place
London
E14 0JW

Application Ref: **2014/0853/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
The Roundhouse
Chalk Farm Road
London
NW1 8EH

Proposal:

Erection of a five storey building, with office use at first to fourth levels (B1(a)) and ancillary storage at ground for use in connection with the Roundhouse together with the provision of 14 cycle parking spaces.

Drawing Nos: USM RAB 000 Rev R1, USM RAB 001, USM RAB 002, USM RAB 005, USM RAB 006, USM RAB 007, USM RAB 008, USM RAB 009, USM RAB 010, USM RAB 011, USM RAB 012, USM RAB 014, USM RAB 015, Energy Statement, Daylight and Sunlight Assessment by Keeping Blue dated January 2014, BREEAM Pre-Assessment by Carbon Plan dated January 2014 and Transport Statement by Paul Mew Associates dated January 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 The development hereby permitted shall be carried out in accordance with the following approved plans: USM RAB 000 Rev R1, USM RAB 001, USM RAB 002, USM RAB 005, USM RAB 006, USM RAB 007, USM RAB 008, USM RAB 009, USM RAB 010, USM RAB 011, USM RAB 012, USM RAB 014, USM RAB 015, Energy Statement, Daylight and Sunlight Assessment by Keeping Blue dated January 2014, BREEAM Pre-Assessment by Carbon Plan dated January 2014 and Transport Statement by Paul Mew Associates dated January 2014.

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

- 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) 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).

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 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 Before the development commences, details of secure and covered cycle storage area for 14 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.

- 5 At least 28 days before development commences:
 - (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by

the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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 2363).
- 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 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.
- 4 As you are aware the Council's had been taking action across the Borough to remove large advertisement hoardings which are considered to have a detrimental impact on the character and appearance of areas. It is noted that you have set out your commitment as part of this application to remove the advertisement hoardings which are currently located to the northern boundary wall facing Chalk Farm Road this is welcomed by the Council.
- 5 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.

As the the Roundhouse is a charitable organisation it may be eligible for an exemption, you must contact the CIL team (cil@camden.gov.uk) to attain the relevant forms to apply for an exemption prior to commencement of development.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment