

Rachel Crick  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2014/4983/P**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

30 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:

**Commonwealth House  
1 - 19 New Oxford Street  
London  
WC1A 1NQ**

Proposal:

Demolition and reconstruction of 7th and 8th floors, erection of a roof extension at 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (B1A).

Drawing Nos: Existing (prefix 1975\_PL) 00 rev P2, 01 rev P2, 02 rev P2, 03 rev P2, 04 - 13 revs P1, 20 - 27 revs P1; Demolition works (prefix 1975\_PL) 31 - 42 revs P1, 50 - 55 revs P1; Proposed (prefix 1975\_PL) 61 rev P2, 62 rev P2, 64 - 73 revs P1, 80 - 82 revs P1 83 rev P2, 84 - 85 rev P1, 87 rev P1, 88 rev P2, 89 - 90 rev P1.

Supporting documents: Design & Access Statement by Orms dated 9th Sept 2014, Planning Statement by DP9 dated July 2014, Covering letter by DP9 dated 31.07.14, Historic Building Report by Donald Insall Associates dated July 2014, Transport Assessment by Ove Arup dated July 2014, Construction Traffic Management Plan by Ove Arup dated July 2014, BREEAM Report by RES dated July 2014, Energy Strategy Report



by RES dated July 2014, Air Quality Statement by Long & Partners dated July 2014, Environmental Noise and Vibration Report by Sandy Brown dated July 2014, Statement of Community Involvement.

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:  
Existing (prefix 1975\_PL) 00 rev P2, 01 rev P2, 02 rev P2, 03 rev P2, 04 - 13 revs P1, 20 - 27 revs P1; Demolition works (prefix 1975\_PL) 31 - 42 revs P1, 50 - 55 revs P1; Proposed (prefix 1975\_PL) 61 rev P2, 62 rev P2, 64 - 73 revs P1, 80 - 82 revs P1 83 rev P2, 84 - 85 rev P1, 87 rev P1, 88 rev P2, 89 - 90 rev P1.  
Supporting documents: Design & Access Statement by Orms dated 9th Sept 2014, Planning Statement by DP9 dated July 2014, Covering letter by DP9 dated 31.07.14, Historic Building Report by Donald Insall dated July 2014, Transport Statement by Ove Arup dated July 2014, Construction Traffic Management Plan dated July 2014, BREEAM Report by RES dated July 2014, Energy Strategy Report by RES dated July 2014, Air Quality Statement by Long & Partners dated July 2014, Environmental Noise and Vibration Report by Sandy Brown dated July 2014, Statement of Community Involvement.

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10,
- 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),
- d) details, including samples, of paving to external areas in and adjacent to Dunn's Passage,
- e) Details of all proposed and retained external lighting including to Dunn's Passage.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The Class A3 use hereby permitted shall not be carried out outside the following times: 08:00 to 23:30 Monday to Thursdays, 08:00 to 00:00 on Fridays and Saturdays and 08:00 to 22:30 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Technical specification details of the mechanical plant to be installed within the roof top plant area as shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, 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.

- 8 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.

- 9 Prior to any construction work associated with the basement commencing, detailed plans and specifications of the 89 secure and covered cycle parking spaces in the area shown on the approved basement floor plan shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development, 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.

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 be paid when and how to pay. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge would be £62,800 (1256sqm x £50). 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](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 6 You are advised that if implemented, the alternative use permission for the A1/B1/A3 unit hereby approved gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 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.

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