

Mr Livia Danna
Benoy
1 Monkswell Square
London
EC2Y 5BL

Application Ref: **2014/2511/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

27 February 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:
112-116 New Oxford Street
London
WC1A 1HH

Proposal:

Change of use of second to ninth floor from offices to 9 residential units including erection of two storey roof extension and stone parapet wall along new Oxford Street following demolition of existing roof plant structure and part of perimeter roof slab and installation of windows to Bainbridge Street elevation..

Drawing Nos: BNY-MA-00-0001, BNY-MA-01-AL01, BNY-MA-02-0001, BNY-MA-02-1001, BNY-MA-02-2001, BNY-MA-02-3001, BNY-MA-02-4001, BNY-MA-02-5001, BNY-MA-02-6001, BNY-MA-02-7001, BNY-MA-02-RL01, BNY-MA-02-B001, BNY-MA-02-S001, BNY-MA-02-NW01, BNY-MA-02-AB01, BNY-MA-03-0001, BNY-MA-03-0002, BNY-MA-20-0001, BNY-MA-20-1001, BNY-MA-20-2001, BNY-MA-20-3001, BNY-MA-20-4001, BNY-MA-20-5001, BNY-MA-20-6001, BNY-MA-20-7001, BNY-MA-20-8001, BNY-MA-20-B101, BNY-MA-21-S001 C01, BNY-MA-21-S002, BNY-MA-21-W001 C01, BNY-MA-21-W002, BNY-MA-21-N001 C01, BNY-MA-21-N002, BNY-MA-22-AA01, BNY-MA-22-BB01, BNY-MA-31-AL01, BNY-MA-08-0001 C00, BNY-MA-31-AL040-C00, BNY-MA-31-S001-C00, BNY-MA-31-S002-C00.

SAVILLS COMMERCIAL MARKETING REPORT Oct-12, ADS CONSULTANCY
CONSTRUCTION MANAGEMENT PLAN Dec-12, RIGHT OF LIGHT



DAYLIGHT/SUNLIGHT ASSESSMENT Feb-14, EBS ENERGY/RENEWABLE ENERGY STATEMENT Feb-14, KP ACOUSTICS ACOUSTIC REPORT Feb-14, BENOY LTD DESIGN ACCESS STATEMENT Apr-14, SLIMLINE ALUMINIUM SYSTEM PROPOSAL - BENOY LTD.

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 development hereby permitted shall be carried out in accordance with the following approved plans BNY-MA-00-0001, BNY-MA-01-AL01, BNY-MA-02-0001, BNY-MA-02-1001, BNY-MA-02-2001, BNY-MA-02-3001, BNY-MA-02-4001, BNY-MA-02-5001, BNY-MA-02-6001, BNY-MA-02-7001, BNY-MA-02-RL01, BNY-MA-02-B001, BNY-MA-02-S001, BNY-MA-02-NW01, BNY-MA-02-AB01, BNY-MA-03-0001, BNY-MA-03-0002, BNY-MA-20-0001, BNY-MA-20-1001, BNY-MA-20-2001, BNY-MA-20-3001, BNY-MA-20-4001, BNY-MA-20-5001, BNY-MA-20-6001, BNY-MA-20-7001, BNY-MA-20-8001, BNY-MA-20-B101, BNY-MA-21-S001 C01, BNY-MA-21-S002, BNY-MA-21-W001 C01, BNY-MA-21-W002, BNY-MA-21-N001 C01, BNY-MA-21-N002, BNY-MA-22-AA01, BNY-MA-22-BB01, BNY-MA-31-AL01, BNY-MA-08-0001 C00, BNY-MA-31-AL040-C00, BNY-MA-31-S001-C00, BNY-MA-31-S002-C00.

SAVILLS COMMERCIAL MARKETING REPORT Oct-12, ADS CONSULTANCY CONSTRUCTION MANAGEMENT PLAN Dec-12, RIGHT OF LIGHT DAYLIGHT/SUNLIGHT ASSESSMENT Feb-14, EBS ENERGY/RENEWABLE ENERGY STATEMENT Feb-14, KP ACOUSTICS ACOUSTIC REPORT Feb-14, BENOY LTD DESIGN ACCESS STATEMENT Apr-14, SLIMLINE ALUMINIUM SYSTEM PROPOSAL - BENOY LTD.

Reason:

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

- 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) 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.

- 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 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.

- 6 Before the development commences, details of secure and covered cycle storage area for 10 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 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The flat roof of the building should not be used for sitting out or as an amenity area and should be accessed only for maintenance purposes or in emergency.

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.

- 9 Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:

- a) The access arrangements for vehicles.
- b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
- c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
- d) Details of proposed parking bays suspensions and temporary traffic management orders.
- e) Details of security hoarding required on the public highway.
- f) The proposed site working hours including start and end dates.
- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
- h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS1 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP20, DP21, DP26 and DP28 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 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 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.

- 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.

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