

Emanuele Falsanisi  
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27 Leys Court  
Brixton Road  
London  
SW9 7RA

Application Ref: **2014/2999/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

4 March 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:  
**124- 132 and 134 Clerkenwell Road**  
**London**  
**EC1R 5DJ**

Proposal:

Change of use and works of conversion to existing office space, community space and 3x self-contained flats into a 43 room hotel, part retained office space and 3 x self-contained flats including rear stairwell extensions and associated external alterations.

Drawing Nos: 001-100A; 002-100 A; 012-100A; 011-100A; 004-100 A; 005-100A; 006-100A; 007-100A; 008-100A; 009-100A; 013-100A; 010-100a; 011-100A; 010-200C; 011-200B; 002-200A; 003-200A; 004-200A; 005-200A; 006-200B; 007-200A; 011-200B; 008-200A; 001-300; 002-400A; Residential units: refuse bins and bicycle strategy; Design and Access Statement (dated April 2014); Energy Assessment (Issued 13/08/2014); Preliminary BREEAM Assessment (Issued 05/04/2014); Construction Management Plan (16/04/2014); Environmental Noise Level Survey & Plant Noise Criteria (5th March 2014); Transport Statement (16/04/2014);

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 001-100A; 002-100 A; 012-100A; 011-100A; 004-100 A; 005-100A; 006-100A; 007-100A; 008-100A; 009-100A; 013-100A; 010-100a; 011-100A; 010-200C; 011-200B; 002-200A; 003-200A; 004-200A; 005-200A; 006-200B; 007-200A; 011-200B; 008-200A; 001-300; 002-400A; Residential units: refuse bins and bicycle strategy; Design and Access Statement (dated April 2014); Energy Assessment (Issued 13/08/2014); Preliminary BREEAM Assessment (Issued 05/04/2014); Construction Management Plan (16/04/2014); Environmental Noise Level Survey & Plant Noise Criteria (5th March 2014); Transport Statement (16/04/2014);

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

- 3 Notwithstanding the drawings hereby approved, the details of the front ground floor elevation shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 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 and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by 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.

- 5 Before the development commences, details of the proposed cycle storage, comprising 3 x cycles for the residential use and 6 x cycles for the hotel use, shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and the operation of the hotel, and thereafter permanently maintained and 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.

- 6 No primary cooking shall take place within the C1 (Hotel) hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) 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 Council and the approved facility shall thereafter be provided prior to the commencement of the hotel use and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) 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 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the approved plans, there shall be no hotel related coach stopping at any time.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 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 Noise and Licensing Enforcement Team, 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 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 The applicant is reminded that the application hereby approved grants permission for permanent residential accommodation (Class C3). Any such 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment