

Mr Aram Mooradian
6a architects
6a architects
Rapier House
40 Lamb's Conduit Street
London
WC1N 3LJ

Application Ref: **2014/2736/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 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:
20 Brownlow Mews
London
WC1N 2LE

Proposal:
Excavation of additional basement and sub-basement level beneath existing building, demolition of existing roof and construction of new roof, replacement of existing plant on roof in connection with use as art archive and gallery (mixed B1/B8/D1 use). Associated alterations to facade including external doors, fenestration and parapet and a manhole to the front of the building.

Drawing Nos: Location Plan 1:1250; 0000; 0001; 0020 Rev A; 0100 Rev A; 0101; 0101 Rev A (Existing Ground Floor Plan); 0102 Rev A; 0101 Rev A (GA Proposed Plan Basement); 0101 Rev A (GA Proposed Plan Ground Floor); 0102 Rev A; 0103 Rev A (Existing Second Floor Plan); 0103 Rev A (GA Proposed Plan Second Floor); 0104 Rev A; 0200 Rev A; 0201 Rev A; 0300 Rev A; 1105 Rev A; 1201; 1202; 1204; 1204 Rev A; 1300; 22486-600 P3; Design and Access Statement April 2014; Acoustic Report in Support of Planning Submission 19 March 2014; Basement Impact Assessment (Revised October 2014); Hydrogeological Assessment October 2014 Rev 0; Building Damage Assessment October 2014 Rev 0.

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 Location Plan 1:1250; 0000; 0001; 0020 Rev A; 0100 Rev A; 0101; 0101 Rev A (Existing Ground Floor Plan); 0102 Rev A; 0101 Rev A (GA Proposed Plan Basement); 0101 Rev A (GA Proposed Plan Ground Floor); 0102 Rev A; 0103 Rev A (Existing Second Floor Plan); 0103 Rev A (GA Proposed Plan Second Floor); 0104 Rev A; 0200 Rev A; 0201 Rev A; 0300 Rev A; 1105 Rev A; 1201; 1202; 1204; 1204 Rev A; 1300; 22486-600 P3; Design and Access Statement April 2014; Acoustic Report in Support of Planning Submission 19 March 2014; Basement Impact Assessment (Revised October 2014); Hydrogeological Assessment October 2014 Rev 0; Building Damage Assessment October 2014 Rev 0.

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

- 4 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any other use within this Class apart from that of an art gallery.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with 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.

- 5 The art gallery function of the use hereby permitted shall not be carried out outside the following times:

08:00 and 20:00 Mondays to Fridays;
08:00 and 18:00 Saturdays;
and not at all on Sundays and Bank Holidays.

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.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) 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.

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