

Mr Stephen Rose
Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2014/6795/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:
**6 John Street
London
WC1N 2ES**

Proposal:

Demolition of the modern extensions behind the facade of 6 John Street; additions to the roof and rear elevation; the creation of terraces from ground to fourth floor; change of use from education (D1) to provide 7 residential units; access provided from John Street and associated works.

Drawing Nos: 798_001; 100; 101; 102; 103; 104; 105; 106; 107; 111; 112; 113; 123 P2; 124; 151; 152; 153; 154; 155; 156; 161; 162; 173; 174; 200 Rev P2; 201 Rev P3; 202 Rev P3; 203 Rev P2; 204 Rev P3; 205 Rev P3; 206 Rev P2; 207 Rev P1; 211 Rev P1; 212 Rev P1; 213 Rev P1; 223 Rev P4; 224 Rev P1; 401, Structural Report (24032) dated November 2014, Marketing Report dated 29 October 2014, Noise Impact Assessment (70007779) dated 27/10/2014, Planning Statement October 2014, Design and Access Statement, Schedule of Works to listed facade dated October 2014, Energy Strategy (70007778) dated 27 October 2014, Heritage Appraisal October 2014 and Transport Statement October 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 798_001; 100; 101; 102; 103; 104; 105; 106; 107; 111; 112; 113; 123 P2; 124; 151; 152; 153; 154; 155; 156; 161; 162; 173; 174; 200 Rev P2; 201 Rev P3; 202 Rev P3; 203 Rev P2; 204 Rev P3; 205 Rev P3; 206 Rev P2; 207 Rev P1; 211 Rev P1; 212 Rev P1; 213 Rev P1; 223 Rev P4; 224 Rev P1; 401, Structural Report (24032) dated November 2014, Marketing Report dated 29 October 2014, Noise Impact Assessment (70007779) dated 27/10/2014, Planning Statement October 2014, Design and Access Statement, Schedule of Works to listed façade dated October 2014, Energy Strategy (70007778) dated 27 October 2014, Heritage Appraisal October 2014 and Transport Statement October 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) Samples and 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)

b) Detailed drawings and specification of the proposed bin lift as shown on drawing 798_201

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 4 As per drawing no. 798_201, 8 secure and covered cycle storage facilities for the proposed residential units shall be provided in their 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, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and

table 6.3 of the London Plan.

- 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 The proposed sedum roof to the rear of the first floor (as shown drawing no. 798_203) shall remain as such and should not be used as a roof terrace.

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.

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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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



Ed Watson
Director of Culture & Environment