

Glyn Emrys
Emrys Architects
CAP House
9-12 Long Lane
LONDON
EC1A 9HAApplication Ref: **2014/0972/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

31 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:

**74 Chancery Lane and 309-310 High Holborn
London
WC2A 1AD**

Proposal:

Change of use from offices (class B1) to residential (Class C3) to upper floors to create 2 x 1-bed, 2 x 2-bed and 1 x 3-bed and alterations to include the creation of new access openings from first to fourth floor level between 74 & 75 Chancery Lane, new windows from first to fourth floor to side elevation and new shopfront.

Drawing Nos: Location plan; 1112-0100-AP-001 PL01; 1112-0100-AP-002 PL01; 1112-0100-AP-003 PR01 PL01; 1112-0100-AP-004 PR01 PL01; 1112-0100-AP-005 PR01 PL01; 1112-0100-AP-006 PR01 PL01; 1112-0100-AP-007 PL01; 1112-0100-AP-008 PL01; 1112-0100-AP-009 PL01; 1112-0100-AP-010 PL01; 1112-0200-AP-001 PR01 PL01; Proposed - 1112-0200-AP-002 PR01 PL01; 1112-0200-AP-003 PR01 PL01; 1112-0200-AP-004 PR01 PL01; 1112-0200-AP-005 PR01 PL01; 1112-0200-AP-006 PR01 PL01; 1112-0300-AP-001 PL01; 1112-0400-AP-001 PL01; 1112-0400-AP-002 PL01; 1112-0400-AP-003 PL01; Design & Access Statement, File: 1301 12.04_Rep001_D&As_PL02; Sustainability Statement & Energy Report, MES Energy Services, 30/01/2014.

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 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; 1112-0100-AP-001 PL01; 1112-0100-AP-002 PL01; 1112-0100-AP-003 PR01 PL01; 1112-0100-AP-004 PR01 PL01; 1112-0100-AP-005 PR01 PL01; 1112-0100-AP-006 PR01 PL01; 1112-0100-AP-007 PL01; 1112-0100-AP-008 PL01; 1112-0100-AP-009 PL01; 1112-0100-AP-010 PL01; 1112-0200-AP-001 PR01 PL01; Proposed - 1112-0200-AP-002 PR01 PL01; 1112-0200-AP-003 PR01 PL01; 1112-0200-AP-004 PR01 PL01; 1112-0200-AP-005 PR01 PL01; 1112-0200-AP-006 PR01 PL01; 1112-0300-AP-001 PL01; 1112-0400-AP-001 PL01; 1112-0400-AP-002 PL01; 1112-0400-AP-003 PL01; Design & Access Statement, File: 1301 12.04_Rep001_D&As_PL02; Sustainability Statement & Energy Report, MES Energy Services, 30/01/2014.]

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

- 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.

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.

- 5 Before the development commences, details of secure and covered cycle storage area for 8 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 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 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.
- 5 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.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 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



Ed Watson
Director of Culture & Environment