

Ms Leonie Oliva
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/7413/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

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:

**53 and 55 Buckland Crescent and Land on the East side of College Crescent and
North side of Eton Avenue
London
NW3 5DT**

Proposal:

Demolition of studio building and fire escape staircase, erection of ground and 3 storey building with basement and mezzanine levels, comprising rehearsal and performance studios, teaching and academic floor space (Class D1), cycle parking, plant and associated works.

Drawing Nos: Site Location Plan (CSD 001revB); Existing drawings: Ex 018, 025, 026; CSD 003; Proposed drawings: prefix CSD 005revJ, 006revK, 007revK, 008revG, 009revJ, 010revJ, 011revG, 012revJ, 013revJ, 018revH, 019revF, 021revG, 025revE, 026revE, 027revE. Design and Access Statement by Tim Ronalds Architects; Daylight/ Sunlight Assessment by Devla Patman Redler LLP dated November 2014; Basement Impact Assessment by Price & Myers and GEA Ltd dated 26th November 2014; Noise Impact Assessment by Sandy Brown Associates dated 25th November 2014; Aborigicultural Survey by Sylva Consultancy dated 21st November 2014; Sustainability Statement by Max Fordham dated 19th November 2014; Energy Statement by Max Fordham dated 14th November 2014; BREEAM Pre-assessment by Price & Myers dated 18th November 2014;



Transport Statement by Icení (incorporating Outline Construction Management Plan) dated November 2014; Waste and Refuse Management Plan by Central School of Speech and Drama dated November 2014 and BIA Independent Assessment by LBH Wembley dated 11/3/2015.

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 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 2x2m sample panels 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework

Development Policies.

- 4 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).

Prior to first operation of the plant equipment hereby approved it shall be fitted with noise attenuation measures necessary to meet the noise limits detailed within the SBA Planning noise report hereby approved and all attenuation shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining residential 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.

- 5 The development shall not be operated other than in accordance with the sound control strategies and measures set out in section 6 of the SBA Planning noise report (14007-R09-C) hereby approved and in particular to ensure that between the hours of 0800 hrs and 2300 hrs sound associated with the use of the studios shall be controlled such that the LAeq,T shall not exceed 48dB when assessed at 1 m external to a sensitive facade

No sound emanating from the use of the studios shall be audible within any adjoining premises between the hours of 2300 and 0800.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 & DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (CSD 001revB); Existing drawings: Ex 018, 025, 026; CSD 003; Proposed drawings: prefix CSD 005revJ, 006revK, 007revK, 008revG, 009revJ, 010revJ, 011revG, 012revJ, 013revJ, 018revH, 019revF, 021revG, 025revE, 026revE, 027revE. Design and Access Statement by Tim Ronalds Architects; Daylight/ Sunlight Assessment by Devla Patman Redler LLP dated November 2014; Basement Impact Assessment by Price & Myers and GEA Ltd dated 26th November 2014; Noise Impact Assessment by Sandy Brown Associates dated 25th November 2014; Arboricultural Survey by Sylva Consultancy dated 21st November 2014; Sustainability Statement by Max Fordham dated 19th November 2014; Energy Statement by Max Fordham dated 14th November 2014; BREEAM Pre-assessment by Price & Myers dated 18th November 2014; Transport Statement by Icení (incorporating Outline Construction Management Plan) dated November 2014; Waste and Refuse Management Plan by Central School of Speech and Drama dated November 2014 and BIA Independent Assessment by LBH Wembley dated 11/3/2015.

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

- 8 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.

- 9 The use of the roof as a terrace is not permitted unless for maintenance purposes only.

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 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 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

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