

Hannah Willcock/Jim Pool
(JWP/HW/DP3294)
Project MET
c/o Agent

Application Ref: **2015/0695/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

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:
9-13 Grape Street
London
WC2H 8ED

Proposal:

Erection of roof extension and change of use from office and photographic studios (Class B1), gymnasium (Class D2) and gallery (Class D1) to Class B1 at basement level and Class B1/A1 at ground floor level with 6 x residential units on part ground and upper floors (Class C3) and associated works.

Drawing Nos: Energy Statement (Revision 03), dated February 2015, prepared by Scotch Partners, Sustainability Statement (Revision 05), dated January 2015, prepared by Scotch Partners, Daylight, Sunlight and Overshadowing Report, dated 29th January 2015, prepared by GIA,

Internal Daylight and Sunlight Report, dated 29th January 2015, prepared by GIA, Design and Access Statement, dated January 2015, prepared by Robin Partington and Partners, Townscape, Heritage and Visual impact Assessment, dated January 2015, prepared by Richard Coleman City Designer, Statement of Community Consultation, dated January 2015, prepared by Quatro, Planning Statement, dated January 2015, prepared by DP9 Ltd, Draft Construction Management Plan, dated 30th January 2015, prepared by TMD, Air Quality Review, dated 29th January 2015, prepared by Scotch Partners, Background Noise Survey (1471/BN/R1-), dated 29th January 2015, prepared by Adnitt Acoustics Services



Ltd, A_PL_009 Rev 002, A_PL_010 Rev 002, A_PL_099 Rev 002, A_PL_100 Rev 002, A_PL_101 Rev 002, A_PL_102 Rev 002, A_PL_103 Rev 002, A_PL_104 Rev 002, A_PL_105 Rev 002, A_PL_200 Rev 002, A_PL_201 Rev 002, A_PL_202 Rev 002, A_PL_203 Rev 002, A_PL_204 Rev 002, A_PL_205 Rev 002, A_PL_206 Rev 002, A_PL_207 Rev 002, A_PL_300 Rev 002, A_PL_301 Rev 002, A_PL_302 Rev 002, A_PL_303 Rev 002, A_PL_304 Rev 002.

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 [Energy Statement (Revision 03), dated February 2015, prepared by Scotch Partners, Sustainability Statement (Revision 05), dated January 2015, prepared by Scotch Partners, Daylight, Sunlight and Overshadowing Report, dated 29th January 2015, prepared by GIA, Internal Daylight and Sunlight Report, dated 29th January 2015, prepared by GIA, Design and Access Statement, dated January 2015, prepared by Robin Partington and Partners, Townscape, Heritage and Visual impact Assessment, dated January 2015, prepared by Richard Coleman City Designer, Statement of Community Consultation, dated January 2015, prepared by Quatro, Planning Statement, dated January 2015, prepared by DP9 Ltd, Draft Construction Management Plan, dated 30th January 2015, prepared by TMD, Air Quality Review, dated 29th January 2015, prepared by Scotch Partners, Background Noise Survey (1471/BN/R1-), dated 29th January 2015, prepared by Adnitt Acoustics Services Ltd, A_PL_009 Rev 002, A_PL_010 Rev 002, A_PL_099 Rev 002, A_PL_100 Rev 002, A_PL_101 Rev 002, A_PL_102 Rev 002, A_PL_103 Rev 002, A_PL_104 Rev 002, A_PL_105 Rev 002, A_PL_200 Rev 002, A_PL_201 Rev 002, A_PL_202 Rev 002, A_PL_203 Rev 002, A_PL_204 Rev 002, A_PL_205 Rev 002, A_PL_206 Rev 002, A_PL_207 Rev 002, A_PL_300 Rev 002, A_PL_301 Rev 002, A_PL_302 Rev 002, A_PL_303 Rev 002, A_PL_304 Rev 002.]

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. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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 and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 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.

- 7 The residential units shall not be occupied until all windows and rooflights have been installed with fritted glazing the details of which shall have first been submitted to and approved by the Local Planning Authority in writing. The details shall include
 - a) Manufacturer's specification, detailed design and drawings including sections at minimum scale 1:10
 - b) A sample of a fritted window and roof light including glazing panels at 1:1 (to be provided on site and retained throughout the duration of the works)The glazing shall be permanently retained.

Reason: To safeguard the positive contribution of the premises to the surrounding conservation area and the amenities of the adjacent occupiers, in accordance with

the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 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.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative 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 would 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment