

Ms Louise Morton
Quadrant Town Planning Ltd
The Office
14 Harcourt Close
Henley on Thames
Oxfordshire
RG9 1UZ

Application Ref: **2015/2688/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**211 Westminster Kingsway College
Kings Cross Centre
Gray's Inn Road
London
WC1X 8RA**

Proposal:

External works comprising the subdivision of the existing bike shelter to create a refuse storage area and consequential reduction in cycle parking from 110 to 60 spaces; associated timber screening around the enclosure; and extension of hardstanding on Sidmouth Street frontage.

Drawing Nos: (PA)100P1, (PA)101P1, (PA)102P2, (PA)103P1, (PA)104P1, (PA)105P1, (PA)106P1, letter prepared by Cole Jarman dated 5th May 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 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 (PA)100P1, (PA)101P1, (PA)102P2, (PA)103P1, (PA)104P1, (PA)105P1, and (PA)106P1.

Reason:

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

- 4 Prior to commencement of the relevant part of the development, specifically the removal of the soft landscaping to be replaced with hard landscaping fronting Sidmouth Street and Westking Place, no development shall take place until full details of hard and soft landscaping, and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 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.

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