

Mr. Dominic Papa
S333 Architecture + Urbanism Ltd
70 Cowcross Street
London
EC1M 6EJ

Application Ref: **2015/0825/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

19 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
The Old Dairy
7 Wakefield Street
London
WC1N 1PG

Proposal:

Variation of condition 25 (requiring development to be carried out in accordance with approved plans) attached to planning permission reference 2011/6032/P dated 14/03/12 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; Class C3 dwellinghouses in five basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square), namely to allow (as a Minor Material Amendment) change of use from 3 approved houses in centre of site to 8 new flats plus additional windows on rear and front facades, 3 reconfigured roof terraces, and associated enlarged cycle and refuse stores in communal yard.

Drawing Nos: superseded plans- 1250-11-2C, 3C, 4C, 5B; 1250-12-1B, 2A; 1250-13-2B, 4B (all plans dated 10.02.2012);

approved plans- 1250-11-002-PA01, 003-PA01, 004-PA01, 005-PA01; 1250-12-001-PA01, 002-PA01; 1250-13-002-PA01, 004-PA01, 006-PA01



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.25 of planning permission 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 25

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1250-10-01, 2, 3, 4, 5, 6; 1250-11-001, 002-PA01, 003-PA01, 004-PA01, 005-PA01; 1250-12-001-PA01, 002-PA01, 3B, 4A; 1250-13-001B, 002-PA01, 3B, 004-PA01, 006-PA01 (all plans except PA01-suffixed ones are dated 10.02.2012); Doc 4- Planning, Design and Access Statement dated November 2011, plus Appendix of photoviews; Doc 5- Transport Statement dated October 2011; Doc 6- Sunlight and Daylight Report dated November 2011; Internal Daylight Assessment by XCO2 Energy dated February 2015; Doc 7- Environmental Noise Survey & PPG24 Assessment report dated November 2011; Doc 8- Contamination Desktop Study dated November 2011; Doc 9- Arboricultural Report dated November 2011; Doc 10- Archaeological Desktop Assessment dated November 2011; Doc 11a- Sustainability Strategy dated November 2011; Doc 11b- Energy Strategy dated November 2011; Doc 12- Heritage Assessment dated November 2009; Doc 14- Report on the Implications of the Proposed Development on St. Georges Garden Boundary Wall dated November 2011; Doc 15- Construction Management Plan dated November 2011; Doc 16- Basement Design Statement dated November 2011

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

- 2 Notwithstanding the details shown on the drawings hereby approved, details of the proposed cycle storage area for 20 cycles and of the proposed refuse storage area for 10 residential units shall be submitted to and approved by the Council. The approved facilities shall be provided in their entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking and refuse storage facilities and to safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies CS5, CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time

period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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