

DP9
100 Pall Mall
London
SW1Y 5NQApplication Ref: **2015/5687/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

04 November 2015

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by Class B of Schedule 2 Part 11 Class A of the Town and Country Planning
(General Permitted Development) Order 2015

Prior Approval Not Required

Address:

**Petrone House & Calthorpe House
Phoenix Place
London
WC1X 0DL**

Proposal:

Demolition of single storey outbuildings to the rear of Petrone House and Calthorpe House
in works associated with 2012/1897/PDrawing Nos: 1625/P/011A; Demolition Management Plan Rev 3 dated 02/11/2015 and
cover letter (ref: DP2398/OBS/HS/TJH dated 06/10/2015).

The Council has considered your application for prior approval of the demolition of
outbuildings on the site and **it is not required in this instance.**

Informative(s):

- 1 Reason for granting.

The proposed demolition is permitted under the Town and Country Planning

(General Permitted Development) Order 2015 Schedule 2, Part 11.

The proposed development is limited to the removal of two outbuildings contained within a large site and is unlikely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally. Therefore, the submitted Demolition Management Plan is considered sufficient and it accords with the Construction Management Plan secured by legal agreement for the main development of the site under 2012/1897/P.

- 2 As stated within the Demolition Management Plan, an Asbestos removal and soft strip de-construction survey must be undertaken as part of the demolition. An ASB5 notification must be provided to the Local Planning Authority and the site should be left in a safe and suitable condition following demolition. The site is potentially contaminated due to the historical land uses of the property and those adjacent to it. Any future development of the land would require a further survey identifying potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use.
- 3 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).
- 4 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.
- 5 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council under 2012/1897/P 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.

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.

Yours faithfully



Ed Watson
Director of Culture & Environment

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