

Chris Watts
Maze Planning Ltd
1 Rooks Close
Welwyn Garden City
Hertfordshire
AL8 6JT

Application Ref: **2010/2515/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

19 November 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
17 Fleet Road
London
NW3 2QR

Proposal:

Change of use from meeting rooms ancillary to an ex-chapel (Class D1) to a recording studio (Class B1).

Drawing Nos: Noise assessment dated 05/05/2010; Site location plan; Existing plan GA01; Existing plan GA02; Existing plan; Existing plan GA03; GA01; GA02; GA03; Section;

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 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 policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The Recording Studio (B1) use hereby permitted shall not be carried out outside the following times 07:00-23:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Core Strategy.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) London Borough of Camden Local Development Framework Core Strategy .

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans Existing plan GA01; Existing plan GA02; Existing plan; Existing plan GA03; GA01; GA02; GA03; Section;

Reason:

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

Informative(s):

- 1 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street,

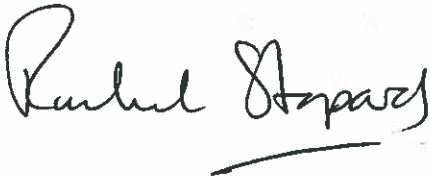
WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 2 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 3 Reasons for granting planning permission:

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD7 (Light, Noise and Vibration Pollution), C2 (Protecting Community Uses) and E1 (Location of business uses); the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS8 (Promoting a successful and inclusive Camden economy), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 (Employment premises and sites), DP15 (Community and leisure uses), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: - The loss of the Class D1 uses is acceptable given the changed circumstances of the nature of the site, the lack of demand for its reuse for alternative community provision, and the financial contribution to enhancing local community provision elsewhere.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.