

Mr Michael Meadows
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/3486/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

22 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Wates House
22 Gordon Street
London
WC1H 0QB**

Proposal:

Enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1

Drawing Nos: Proposed drawings:

Prefix 1410_PL_00_: _200 Basement Floor Plan rev02, _201 Ground Floor Plan rev02, _202 First Floor Plan rev01, _203 Typical Upper Floor Plan rev01, _204 Fifth Floor Plan rev01, _205 Sixth Floor Plan rev01, _206 Plant Area Plan rev01, _207 Roof Plan rev01, _110 Contextual West Elevation, _111 Contextual North Elevation, _112 Contextual East Elevation, _240 West Elevation rev01, _241 North Elevation rev01, _242 East Elevation rev01, _243 South Elevation rev01, _250 SectionA-A, _251 SectionB-B, _252 SectionC-C.

Cycle parking drawings:

630/P/001 existing plan, 0021 proposed plan, 003 Section AA;



Supporting documents:

Arboricultural Report by Tree:Fabrik 22nd May 2014; Noise Impact Assessment Revision 00 Ref 031219 dated 20 May 2014 by Buro Happold; Sustainability Statement Revision 00 dated 22/05/2014 by Expedition; Air Quality Statement Rev 00 dated 15/05/2014 by Buro Happold; Transport Statement May 2014 by Icen Projects Ltd.

Existing drawings:

Prefix 1410_PL_00_: 100 Site Location Plan, _000 Basement Floor, _001 Ground Floor, _002 First Floor, _003 Second Floor, _004 Third Floor, _005 Fourth Floor, _006 Fifth Floor, _007 Roof Plan, _021 South Elevation, _022 East Elevation, _023 North Elevation, _024 West Elevation, _031 Section A-A, _032 Section B-B, _033 Section C-C.

Demolition drawings:

Prefix 1410_PL_01_ 001 Basement strip out, 002 Ground floor strip out, 003 1st floor strip out, 004 2nd floor strip out, 005 3rd floor strip out, 006 1st floor strip out, 007 1st floor strip out, 010 South elevation, 011 East elevation, 012 North elevation, 013 West elevation.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all external entranceways including doors, glazing panels and the service ramp gate, at a scale of 1:20;

b) Plan, elevation and section drawings of typical balustrades and parapets at a scale of 1:10;

c) Plan, elevation and section drawings of typical ground floor shutter arrangements including means of fixing and any interface to external framed glazing;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policies

DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Sample panels of each the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:
- a. Typical floor bay (minimum 3m x 3m in size) including framed glazing with reveal and header detail, masonry dressing, elevation brickwork showing the colour, texture, face-bond and pointing
 - b. Upper floor curtain walling with inset fins, including surrounding masonry and masonry dressing
 - c. Upper floor flush cladding panel with masonry surround (no smaller than 1m x 1m)
 - d. Ground floor curtain walling with flush cladding panels including masonry surround and dressing (no smaller than 2m x 2m)
 - e. Screening to rooftop plant (no smaller than 1m x 1m).

The approved panels shall be retained on location until the work has been completed.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take within the rear gardens of Campbell House until full details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority.

Such submission shall include full details of:

- a. means of enclosure of all un-built, open areas including the new fence to the cycle store
- b. any proposed earthworks including grading, mounding and other changes in ground levels
- c. method statement for extraction, preservation, storage and re-use of the existing York Stone paving within the rear garden area
- d. full details of the cycle access route and entrance way adjacent to 20 Taviton Street

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 policies 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies 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.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing, as recommended in the submitted Arboricultural Report. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 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.

- 8 Before first use of the basement plant equipment it shall be fitted with sound attenuation measures in accordance with the recommendations of chapter 7 of the Noise Impact Assessment hereby approved. All such measures shall thereafter be permanently retained and maintained in accordance with the manufacturers'

recommendations.

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

- 9 Before the development is occupied, 96 secure and covered cycle storage spaces shall be provided as shown on the approved drawings and made available for use by students and staff. The approved facility shall be 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 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to commencement on the relevant part of the development a plan showing details of the biodiverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings:

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

- 12 Prior to commencement of the relevant part of development, full details of hard and soft landscaping at ground floor in the curtilage of the building including to the service ramp and bay shall be submitted to and approved in writing by the local planning authority.

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 policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No loading or unloading of goods, including fuel, or collection of refuse, recycling or waste associated with the building, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the service bay in the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 and DP20 of the London Borough of Camden Local Development Framework Development Policies.

- 14 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes, roof level balustrades or 'mansafe' rails, shall be fixed or installed on the external face of the buildings,

without the prior approval in writing of the local planning authority.

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.

- 15 Prior to commencement of development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 20% provision for climate change, demonstrating a reduction in existing runoff of at least 15%. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to commencement on the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) full details of the bird boxes (incorporated into the design of the building), including location, shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed prior to first occupation of the development in accordance with the approved plans and shall be permanently maintained and retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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.

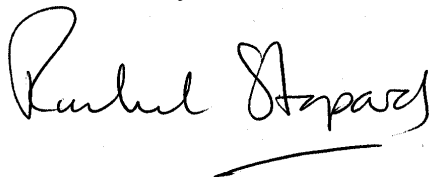
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 You are advised that details of works to the railings on Taviton Street in order to accommodate the cycle storage access route are likely to require listed building consent.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment