

Mr Collado
Collado Collins Architects
17-19 Foley Street
London
W1W 6DW

Application Ref: **2016/4387/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

16 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Museum House
25 Museum Street
London
WC1A 1JT

Proposal:

Details of telecommunications equipment, television aerials and satellite dishes as required by condition 2 of planning permission 2013/4368/P dated 15/10/2013 for the partial change of use from office (Class B1a) to residential (Class C3) at fourth floor and part second floor levels to provide 3 x 2 bedroom flats, and change of use of an office at lower ground floor level for use as a bike store.

Drawing Nos: P3-100 Rev P4, P3-101 Rev P4, P3-102 Rev P3, P-106 Rev P4, Aerial Photography.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reasons for granting permission:

Planning permission 2013/4368/P, dated 15/10/2013 (for partial change of use from office to residential at fourth floor and part second floor levels and change of use of an office at lower ground floor level for use as a bike store) was granted subject to the condition that no telecommunications equipment (or other equipment) be fixed or installed on the external face of the building without the prior approval in writing of the LPA.

Planning permission 2014/4117/P, dated 11/03/2015 (for erection of a 5th floor roof extension for use as a self-contained flat) included telecommunications equipment on the roof and associated pipes on the external face of the building.

This application therefore seeks to address condition 2 of the first application (i.e. 2013/4368/P). The details have already been assessed as part of planning application 2014/4117/P. The drawings indicate the location, position and design of the television aerials and SVP pipes. It is still considered that they will not cause any adverse impact to the host dwelling, neighbouring properties or Bloomsbury Conservation Area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-58 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

- 4 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.

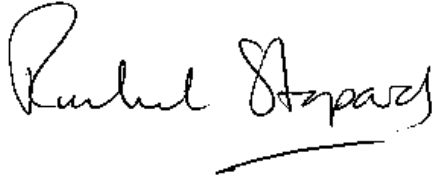
Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 it.

Rachel Stopard
Executive Director Supporting Communities