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London
W1G 0AY

Application Ref: **2016/4208/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

26 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Greater London House
Hampstead Road
London
NW1 7AW**

Proposal: The construction of 3 storey infill extensions at upper ground, 1st and 2nd floor levels within the open air atrium of the building to create an additional 3,897m² of office floorspace (B1a); the removal of the existing redundant bridge link structures; associated facilities at lower ground level; the addition of plant at roof level and cycle parking.

Drawing Nos: Background Papers, Supporting Documents and Drawing Numbers: (Existing Plans - (5001_00_)001; 200 LG; 200; 210; 220; 230; 270; 300; 301; 302), (Proposed Plans - 5001_90_200 and (5001_20_)200 Rev A; 210; 220; 230; 270; 300; 301; 302; 303; 304), Design & Access Statement, Framework Travel Plan (JLLS/16/3240/TP02) dated July 2016, Energy Statement Rev P02 dated July 2016, Environmental noise survey and plant noise assessment dated 26 July 2016, Town Planning Statement dated July 2016, Supporting letter from ASOS dated 28/07/2016, Transport Assessment (JLLS/16/3240/TS01) dated July 2016, Air Quality Assessment dated July 2016, BREEAM UK Refurbishment & Fit-out 2014 Pre-Assessment Rev P02 dated July 2016, Planning Stage Construction Methodology Plan Rev 1 dated July 2016, Planning Stage Construction Methodology Plan Rev 1 dated July 2016, Daylight and Sunlight cover letter dated 22/07/2016, Economic Impact Statement (Q70356) dated August 2016, SuDS Calculations



Report dated 22/08/2016 and Energy Statement dated August 2016.

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 The development hereby permitted shall be carried out in accordance with the following approved plans Background Papers, Supporting Documents and Drawing Numbers: Background Papers, Supporting Documents and Drawing Numbers: (Existing Plans - (5001_00_)001; 200 LG; 200; 210; 220; 230; 270; 300; 301; 302), (Proposed Plans - 5001_90_200 and (5001_20_)200 Rev A; 210; 220; 230; 270; 300; 301; 302; 303; 304), Design & Access Statement, Framework Travel Plan (JLLS/16/3240/TP02) dated July 2016, Energy Statement Rev P02 dated July 2016, Environmental noise survey and plant noise assessment dated 26 July 2016, Town Planning Statement dated July 2016, Supporting letter from ASOS dated 28/07/2016, Transport Assessment (JLLS/16/3240/TS01) dated July 2016, Air Quality Assessment dated July 2016, BREEAM UK Refurbishment & Fit-out 2014 Pre-Assessment Rev P02 dated July 2016, Planning Stage Construction Methodology Plan Rev 1 dated July 2016, Planning Stage Construction Methodology Plan Rev 1 dated July 2016, Daylight and Sunlight cover letter dated 22/07/2016, Economic Impact Statement (Q70356) dated August 2016, SuDS Calculations Report dated 22/08/2016 and Energy Statement dated August 2016.

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

- 3 Prior to the construction of the proposed extension, Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 6 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Prior to the construction of the solar PV equipment, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the construction of the green roof, full details to this area as indicated on the approved roof plan shall be submitted to and approved by the Local Planning Authority (Third Floor Proposed Plan, drawing number 5001_20_230 dated July 2016). The approved development shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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.

- 9 The sustainable drainage system as approved and detailed in the "SuDS Calculation Report" dated 22 August 2016 shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve greenfield run off rates. The system shall include 110m³ of attenuation storage, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

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.

- 10 Prior to commencement of the development, a lifetime maintenance plan demonstrating how the sustainable drainage system as approved in the "SuDS Calculation Report" dated 22 August 2016 will be maintained submitted to and approved in writing by the local planning authority.

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.

- 11 Prior to occupation, evidence that the system has been implemented in accordance with the approved details set out in the "SuDS Calculation Report" dated 22 August 2016 as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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.

- 12 Prior to the occupation of the development, the approved details of the 51 secure and covered cycle storage spaces (as shown on drawing no.s 5001_90_200 and 5001_20_200 Rev A) shall be implemented on-site. The approved facilities shall thereafter be provided in its entirety and permanently retained.

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, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £191,900 (3,838sqm x £50) for the Mayor's CIL and £95,950 (3,838sqm x £25 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 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 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 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be

retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

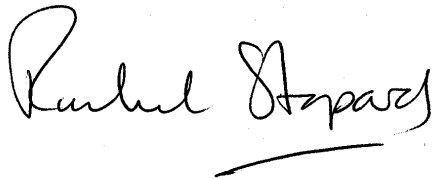
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 the name.

Rachel Stopard
Executive Director Supporting Communities