

Edward Ledwidge  
Montagu Evans  
5 Bolton Street  
London  
W1J8BA

Application Ref: **2016/3342/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

15 December 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:  
**Woburn Buildings**  
**1-7 Woburn Walk**  
**London**  
**WC1H 0JJ**

Proposal:

Conversion of first, second and third floors from offices (B1a) to 4 x self-contained residential flats (2x1 bed and 2x2 bed) (C3) with associated alterations including 2 storey front infill extension and creation of 2 rear Juliet balconies.

Drawing Nos: 14A\_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 14A\_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

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

- 4 As per drawing no. 15/262/13 Rev D, 4 cycle storage spaces for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and 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 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

- 5 Prior to the commencement of the development, a scheme to protect the proposed dwellings from noise shall be submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be implemented prior to the occupation of the development and retained for its lifetime. The scheme shall ensure that the façade sound insulation of the dwellings will achieve the internal noise level requirements of BS 8233:2014 which are:

- 40dB LAeq, 16h for living areas during the day (0700-2300); and
- 35dB LAeq, 8h for resting areas at night (2300-0700)

Reason: To safeguard the amenities of the prospective occupiers 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.

Informative(s):

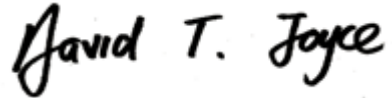
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.  
  
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.
- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Executive Director Supporting Communities