

FILE



**Development Control  
Planning Services**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

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Feilden Clegg Bradley Architects,  
Circus House,  
21 Great Titchfield Street,  
London,  
W1W 8BA

Application No: PSX0104768/  
Case File:L15/27/D

24th January 2002

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address: Land adjacent to Eastman Dental Hospital, Langton Close, WC1

Date of Application : 06/07/2001

Proposal :  
Development of site for Student Halls of Residence for 211  
study bedrooms and associated shared kitchen/dining rooms,  
as shown on drawing numbers 1019/P/012-014, 100-111, 200-  
209, 300-305, and 400.

The Council has considered your application and decided to grant  
permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the  
expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town  
and Country Planning Act 1990.



INVESTOR IN PEOPLE

Director Peter Bishop

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- 8 To ensure the availability of the facilities in accordance with the approved scheme in order to ensure compliance with the requirements of policy TR23 of the London Borough of Camden Unitary Development Plan 2000.
- 9 To ensure the availability of the facilities in accordance with the approved scheme in order to ensure compliance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.
- 10 In order to ensure that the proposed development site, satisfies the requirements of Policy EN10 of the London Borough of Camden Unitary Development Plan 2000, in respect of land or site known to be, or suspected of contamination.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

## Informatives (if applicable)

- 1 The use hereby approved is for hostel accommodation for students only, and if the Halls of Residence are to be used outside of term-time for potential conference or other short-term residential use, then it may be necessary to obtain planning permission for such subsidiary uses.

This application was dealt with by Martin Seaton on 020 7974 2643.

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

Yours faithfully

  
Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



measures (if necessary) have been submitted to and approved in writing by the Council. All approved remediation measures shall be strictly in accordance with the approved details.

Reasons for additional conditions:

- 1 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of the Higher Education Institution vacating the premises. The Council is particularly concerned to control any possible variation of the use to hotel accommodation, and to ensure compliance with the requirements of policies HG21 & HG22 of the London Borough of Camden Unitary Development Plan 2000.
- 2-3 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.
- 4 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies EN61 of the London Borough of Camden Unitary Development Plan 2000.
- 5 To ensure the preservation of the amenity value of the trees in question, in accordance with the requirements of policies EN61 of the London Borough of Camden Unitary Development Plan 2000.
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.
- 7 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.



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 Council gives written consent to any variation.

- 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 are in operation. Where it is anticipated that any plant/equipment 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) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A). Before the use commences all plant and machinery shall be sound attenuated and isolated from the structure to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises.
- 8 The areas shown on the approved drawings as parking, access, loading and manoeuvring areas shall be provided and retained, and shall not be used other than for the purposes shown.
- 9 The development hereby permitted shall not be occupied until the provision for secure cycle parking/storage has been made, in accordance with the approved plans. The cycle parking/storage shall be maintained for this purpose at all times thereafter.
- 10 No development shall take place until:
  - a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council. and
  - b) The investigation has been carried out in accordance with the approved details and the results and remediation



Additional conditions:

- 1 The use hereby permitted shall be used only for the purposes of providing hostel accommodation for students of University College London or where agreed in writing by the Council, for students attending any other educational institution approved by the Department of Education and Skills. The building shall be used for no other purpose, including any other hostel use as set out in the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 2 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 3 Sample panels of the facing brickwork and external finishes showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work has been completed.
- 4 During the construction period the trees to be retained on site, shall be protected by a chestnut paling fence, stoutly secured to stakes at a minimum distance as set down in BS5837: 1991, and no materials are to be stored within this protected zone at any time.
- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council, and be implemented thereafter.
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use 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



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