

Alexander King
Inhouse designs
31 Farriers Lea
Bolnere Village
Haywards Heath
RH16 4FS

Application Ref: **2016/2217/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

16 September 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:
32-34 New Oxford Street
London
WC1A 1AP

Proposal:

Erection of mansard roof extension, relocation of air condensing units and installation of 1x air source heat pump to mixed use building (Use B1a/A3) to provide office space

Drawing Nos: PL0114-00; PL0114-01; PL0114-02; PL0114-03; PL0114-04; PL0114-05.1; PL0114-06.1; PL0114-07.1; PL0114-08.1; PL0114-09.1; PL0114-10.1; PL0114-11.1; PL0114-12; PL-VIZ-1b-Man; PL-VIZ-2b-Man; PL-VIZ-3b-Man; PL-VIZ-4b-Man; PL-VIZ-5b-Man; PL- viz-ADD1; Design and Access Statement; Plant Noise Assessment Report by Cole Jarman (14/0502/R1); Pre-Application Response 23/04/2015

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 if in CA] 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: PL0114-00; PL0114-01; PL0114-02; PL0114-03; PL0114-04; PL0114-05.1; PL0114-06.1; PL0114-07.1; PL0114-08.1; PL0114-09.1; PL0114-10.1; PL0114-11.1; PL0114-12; PL-VIZ-1b-Man; PL-VIZ-2b-Man; PL-VIZ-3b-Man; PL-VIZ-4b-Man; PL-VIZ-5b-Man; PL- viz-ADD1; Design and Access Statement; Plant Noise Assessment Report by Cole Jarman (14/0502/R1); Pre-Application Response 23/04/2015

Reason:

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

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. 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 £7,570 (151.4sqm x £50) for

the Mayor's CIL and £6,813 (151.4sqm x £45) 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 circumstance. 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.

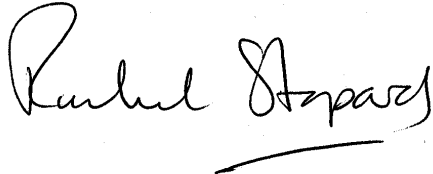
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for 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.

Rachel Stopard
Executive Director Supporting Communities