

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/2575/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 January 2017

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 Jamestown Road
London
NW1 7BY

Proposal:

Internal reconfiguration and alterations for refurbishment of existing offices (class B1), provision of central atrium, installation and relocation of plant, alterations to Jamestown and Canal Side facades and erection of new fourth and fifth floors to provide additional office floor space (class B1)

Drawing Nos: P001; P099; P100; P101; P102; P103; P104; P105; P120; P121; P130; P131; P199B; P200/B; P201/B; P203/B; P204/C; P205/E; P206/C; P400/C; P401/C; P500/E; P501/B; Existing and Proposed roof drainage SK-020; Letter prepared by Norman Disney Young Limited dated 30th September 2014; Letter Expedition engineering Limited dated 30th September 2014; Planning Condition 3 submission by Ben Adams Architects dated July 2016;

Noise Assessment (Issue 4 April 2015) by White Young Green; Preliminary BREEAM Pre-assessment (30th April 2015) by Norman Disney & Young; Daylight and Sunlight Assessment (DW/dw/13083, August 2013) and Addendum Letter (dated 13th April 2015) prepared by Delva Patman Redler; Energy Statement (v2.0 21st April 2015) by Norman Disney & Young; Stage C M&E Report (v2.0 16th April 2015) prepared by Norman Disney & Young; Structural Engineering Statement EXP 348 001 Rev 01 (April 2015) by Expedition; Transport Statement (dated April 2015) prepared by Royal Haskoning DHV



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:

P001; P099; P100; P101; P102; P103; P104; P105; P120; P121; P130; P131; P199B; P200/B; P201/B; P203/B; P204/C; P205/E; P206/C; P400/C; P401/C; P500/E; P501/B; Existing and Proposed roof drainage SK-020; Letter prepared by Norman Disney Young Limited dated 30th September 2014; Letter Expedition engineering Limited dated 30th September 2014; Planning Condition 3 submission by Ben Adams Architects dated July 2016; Noise Assessment (Issue 4 April 2015) by White Young Green; Preliminary BREEAM Pre-assessment (30th April 2015) by Norman Disney & Young; Daylight and Sunlight Assessment (DW/dw/13083, August 2013) and Addendum Letter (dated 13th April 2015) prepared by Delva Patman Redler; Energy Statement (v2.0 21st April 2015) by Norman Disney & Young; Stage C M&E Report (v2.0 16th April 2015) prepared by Norman Disney & Young; Structural Engineering Statement EXP 348 001 Rev 01 (April 2015) by Expedition; Transport Statement (dated April 2015) prepared by Royal Haskoning DHV.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of all windows and external doors;

b) Details of all facing materials with the exception of bricks (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site); and

c) Details of the plant enclosure at roof level (materials).

The relevant part of the works shall be carried out in accordance with the details thus 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 The approved sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be retained on site until the work has been completed. The development shall be carried out in accordance with the approval given.

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.

- 5 Prior to commencement of the development, details of the privacy screens for the roof terraces and in the lightwell at fourth and fifth floor levels, shall be submitted to and approved in writing by the local planning authority.

The screens as approved shall be installed prior to first occupation of the development and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of the relevant part of the development a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 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 (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.

- 8 Prior to the commencement of the relevant part of the development, full details of any plant, including details of sound attenuation and an acoustic report shall be submitted to and approved in writing by the local planning authority.

The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in accordance with the manufacturers recommendations.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Policies.

- 9 The proposed cycle parking, as indicated on drawings and documents provided, shall be provided in its entirety prior to the first occupation of the building, 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.

- 10 The sustainable urban drainage system system hereby approved shall be implemented as part of the development and thereafter retained and maintained.

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 the commencement of the relevant part of the development hereby approved, details of all external lighting to include location, design, specification, fitting and fixtures shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented, These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 12 Before the development is occupied, the refuse and recycling storage facilities, as shown on the drawings hereby approved, shall be provided. All refuse and recycling facilities shall be permanently retained and maintained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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 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.
- 3 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement

using the forms that can be downloaded from the planning portal;
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

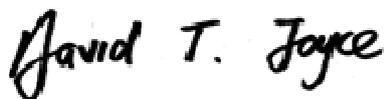
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 Your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



David Joyce
Executive Director Supporting Communities