

Ms Charlotte Wheeler  
Bilfinger GVA  
65 Gresham Street  
London  
EC2V 7NQ

Application Ref: **2016/2036/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5180

4 May 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:  
**9-13 Grape Street**  
**London**  
**WC2H 8ED**

Proposal:

Erection of a roof extension and change of use from office and photographic studios, gymnasium and gallery (together comprising a sui generis use), to office (Class B1) and associated works

Drawing Nos: Ordinance survey map of 9-13 Grape Street; 1530-0001; 1530-0100; 1530-0101; 1530-0102; 1530-0103; 1530-0104; 1530-0105; 1530-0200; 1530-0201; 1530-0202; 1530-0203; 1530-0300; 1530-0301; 1530-0900; 1530-0901; 1530-0902; 1530-0903; 1530-0904; 1530-0905; 1530-0910; 1530-0911; 1530-0920; 1530-0921; 1530-1100 Rev E; 1530-1101 Rev E; 1530-1102 Rev E; 1530-1103 Rev E (Titled Second Floor Plan); 1530-1103 Rev D (Titled Third Floor Plan); 1530-1105 Rev E; 1530-1106 Rev E; 1530-1200 Rev A; 1530-1201 Rev C; 1530-1202 Rev A; 1530-1203 Rev A; 1530-1300 Rev D; 1530-0301 Rev C; Daylight and Sunlight Report, dated 5th April 2016 prepared by GIA; Letter dated 30th March 2016, prepared by BNP Paribas Real Estate; Environmental noise survey report dated 16 February 2016, prepared by Sandy Brown Associates; Energy Statement dated March 2016 (Revision 02); Sustainability Statement dated March 2016 (Revision 07 Final); Breeam 2014 Non-Domestic Refurbishment & Fit Out - Summary of Performance & Rating - Rev: 02 14/03/2016; Email subject: 9-13 Grape Street - 2016/2036/P. Energy and Sustainability, prepared by Iain Buzza, dated 06/09/2016; Basement Impact Assessment



June 2016, prepared by Fairhurst Consulting Engineers.

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 [Ordinance survey map of 9-13 Grape Street; 1530-0001; 1530-0100; 1530-0101; 1530-0102; 1530-0103; 1530-0104; 1530-0105; 1530-0200; 1530-0201; 1530-0202; 1530-0203; 1530-0300; 1530-0301; 1530-0900; 1530-0901; 1530-0902; 1530-0903; 1530-0904; 1530-0905; 1530-0910; 1530-0911; 1530-0920; 1530-0921; 1530-1100 Rev E; 1530-1101 Rev E; 1530-1102 Rev E; 1530-1103 Rev E (Titled Second Floor Plan); 1530-1103 Rev D (Titled Third Floor Plan); 1530-1105 Rev E; 1530-1106 Rev E; 1530-1200 Rev A; 1530-1201 Rev C; 1530-1202 Rev A; 1530-1203 Rev A; 1530-1300 Rev D; 1530-0301 Rev C; Daylight and Sunlight Report, dated 5th April 2016 prepared by GIA; Letter dated 30th March 2016, prepared by BNP Paribas Real Estate; Environmental noise survey report dated 16 February 2016, prepared by Sandy Brown Associates; Energy Statement dated March 2016 (Revision 02); Sustainability Statement dated March 2016 (Revision 07 Final); Breeam 2014 Non-Domestic Refurbishment & Fit Out - Summary of Performance & Rating - Rev: 02 14/03/2016; Email subject: 9-13 Grape Street - 2016/2036/P. Energy and Sustainability, prepared by Iain Buzza, dated 06/09/2016; Basement Impact Assessment June 2016, prepared by Fairhurst Consulting Engineers.]

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

- 4 The secure and covered cycle storage area for 16 spaces as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the building and thereafter 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 and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

- 6 All windows and rooflights shall comprise obscure glazing, a sample of which must be submitted to, and approved in writing by, the Local Planning Authority before the relevant part of the development commences and shall be so maintained.

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.

- 7 Non-road mobile machinery

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.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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  
Director of Regeneration and Planning



