

Kieron Hodgson /  
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Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2014/4267/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

10 October 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**277A Gray's Inn Road**  
**London**  
**WC1X 8QF**

Proposal:

Demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works.

Drawing Nos: Supporting documents:

Daylight/Sunlight Assessment, by GVA Schatunowski Brooks June 2014; Letter from Ian Absolon (GVA Schatunowski Brooks) dated 18th August 2014 re Sunlight/Daylight with accompanying sheet 'Job 13 - Amenity results new wall height'; Design and Access Statement, prepared by Material Architects; Letter from Andy Robertson (Peter Brett Associates) 26th June 2014 re Flood risk assessment with associated appendices. Letter from J W S Mayes (Spencer Mayes) dated 27th August 2014 re SUDs proposal; Heritage Statement June 2014 by KM Heritage; Landscape Design Statement Revision A 15th August 2014 by Tyrens-Mesh Partnerships; Marketing Report by Gerald Eve LLP ref



Shay/AD/G6215; Transport Statement June 2014 by Icen Projects; Energy Statement by Environ June 2014 refUK11-19893; Sustainability Statement by Environ June 2014 refUK11-19893; Code for Sustainable Homes and BREEAM Pre-assessment by Environ June 2014 refUK11-19893; Ecological Assessment by Environ June 2014 UK1119893; Air Quality Assessment by Environ June 2014 refUK11-19893; Noise Assessment by Sharps Redmore, No 1414511 (dated 26th June 2014); Basement Impact Assessment Rev 02 by Pringeur James; Phase 1 Desk stop study report (ref. 12138) by Herts & Essex Site investigations; Mechanical and Electrical Services Report Planning Issue Rev01 by Spencer Mayes.

Drawings:

Prefix 126- 0100, 0200, 0201, 0202, 0301, 0302, 0303, 0401, 0402, 0403, 0404, 0900, 0901, 0902, 0903, 0904, 1101, 1200A, 1201A, 1202B, 1203B, 1204B, 1205B, 1206A, 1207B, 1208B, 1209, 1301, 1302A, 1303A, 1304A, 1305A, 1306A, 1401B, 1402, 1403, 1404A, 1405A, 1406A, 1501, 1502, 1503, 1504, 1505, 1506A, 1507, 1508A, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1621, 1622. Landscape hardworks 055-055\_300A, Landscape softworks 055-055\_300A

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 and drawings approved subsequently by the local planning authority pursuant to conditions on this decision notice:

Drawings:

Prefix 126- 0100, 0200, 0201, 0202, 0301, 0302, 0303, 0401, 0402, 0403, 0404, 0900, 0901, 0902, 0903, 0904, 1101, 1200A, 1201A, 1202B, 1203B, 1204B, 1205B, 1206A, 1207B, 1208B, 1209, 1301, 1302A, 1303A, 1304A, 1305A, 1306A, 1401B, 1402, 1403, 1404A, 1405A, 1406A, 1501, 1502, 1503, 1504, 1505, 1506A, 1507, 1508A, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1621, 1622. Landscape hardworks 055-055\_300A, Landscape softworks 055-055\_300A,

Supporting documents:

Daylight/Sunlight Assessment, by GVA Schatunowski Brooks June 2014; Letter from Ian Absolon (GVA Schatunowski Brooks) dated 18th August 2014 re Sunlight/Daylight with accompanying sheet 'Job 13 - Amenity results new wall height'; Design and Access Statement, prepared by Material Architects; Letter from Andy Robertson (Peter Brett Associates) 26th June 2014 re Flood risk assessment with associated appendices. Letter from J W S Mayes (Spencer Mayes) dated 27th

August 2014 re SUDs proposal; Heritage Statement June 2014 by KM Heritage; Landscape Design Statement Revision A 15th August 2014 by Tyrens-Mesh Partnerships; Marketing Report by Gerald Eve LLP ref Shay/AD/G6215; Transport Statement June 2014 by Icen Projects; Energy Statement by Environ June 2014 refUK11-19893; Sustainability Statement by Environ June 2014 refUK11-19893; Code for Sustainable Homes and BREEAM Pre-assessment by Environ June 2014 refUK11-19893; Ecological Assessment by Environ June 2014 UK1119893; Air Quality Assessment by Environ June 2014 refUK11-19893; Noise Assessment by Sharps Redmore, No 1414511 (dated 26th June 2014); Basement Impact Assessment Rev 02 by Pringeur James; Phase 1 Desk stop study report (ref. 12138) by Herts & Essex Site investigations; Mechanical and Electrical Services Report Planning Issue Rev01 by Spencer Mayes.

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 including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
  - b) Plan, elevation and section drawings, including fascia, pilasters and glazing panels of the new shop fronts at a scale of 1:10;
  - c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
  - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 policies DP24 and DP25 of the London Borough of Camden Local Development

Framework Development Policies.

- 5 Sample panels of the following shall be provided on site and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:
- a. Typical courtyard flatted elevation (minimum 2m x 2m in size) including glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing of each of the two brick colours
  - b. Typical courtyard house elevation (minimum 2m x 2m in size) including fixed panel glazing and aluminium cladding showing junction and elevation brickwork showing the colour, texture, face-bond and pointing of each of the two brick colours

The approved panels shall be retained on location until the work has been completed.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include the following:
- a. lighting to the open space and on-site public areas
  - b. external CCTV and security monitors/fixtures
  - c. measures to prevent vehicles from entering the site
  - d. the courtyard planters including sections, materials and finishes and planting schedules including a detailed scheme of maintenance and irrigation
  - e. design of integrated play equipment including details of materials and finishes
  - f. samples of all ground surface materials and finishes
  - g. a sample panel of the boundary wall to the Birkenhead Estate demonstrating the reclaimed brickwork, showing the face-bond (including hit and miss) and pointing

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. 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 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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.

- 9 At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site),:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with 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.

- 10 Before the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), commences, details of secure and covered cycle storage area for 192 cycles shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, 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.

- 11 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to first occupation of the courtyard houses in block D, the boundary wall with the adjoining properties on Gray's Inn Road shall be completed to a height of no less than 1.7m above the level of the house roof terraces at 1st floor.

Reason: In order to prevent unreasonable overlooking of neighbouring properties 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.

- 13 Ductwork associated with Food & Drink uses

Prior to commencement of development, (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) principal details of the extract ventilating system associated with the ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the council's published noise and

vibration standards.

The equipment shall be installed in accordance with the details thus approved and acoustic isolation shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

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.

- 14 Prior to first occupation of any flats in blocks A or B, details of measures, such as privacy screens, to the roof terraces at third floor level and above, to protect the privacy of occupants of the development, shall be submitted to and approved in writing by the local planning authority.

All such measures shall be implemented prior to first occupation of the development and shall be permanently retained.

No part of the roofs to Blocks A and B, other than the areas identified on the approved drawings as terraces, shall be used as outdoor amenity space.

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.

- 15 Prior to first occupation of any flats in Block C, the details of measures, such as privacy screens shall be submitted to and approved in writing by the local planning authority. Such details to include:
- a. Privacy measures to the roof terraces at first floor level to protect the privacy of occupants of the development and
  - b. The privacy screen to the 2nd floor terrace to protect the privacy of neighbours

All such measures shall be implemented in accordance with the approved details prior to first occupation of the development and shall be permanently retained.

No part of the roofs to Block C, other than the areas identified on the approved drawings as terraces, shall be used as outdoor amenity space.

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.

- 16 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 17 Piling method statement

Prior to commencement of any piling on site, a piling method statement, which has been prepared in consultation with Thames Water, shall be submitted to and approved in writing by the local planning authority. Such method statement to detail the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works.

All piling works shall be undertaken only in strict accordance with the approved method statement.

Reason: To safeguard the existing public sewer infrastructure and to protect the structural stability of the neighbouring buildings and structures, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 18 No music shall be played on the ground floor food and drink premises in such a way as to be audible within the residential premises above.

Reason: To safeguard the amenities of the adjoining 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 policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The food and drink use hereby permitted shall not be carried out outside the following times 07:00 to 22.00 hours Monday to Saturday, 09:00 to 21:00 on Sundays and Bank Holidays.

Outdoor seating areas associated with the retail/food & drink uses hereby permitted shall be cleared of customers between 20:00 and 08:00 hours, 7 days a week.

Reason: To safeguard the amenities of the adjoining 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 policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 21 Prior to the commencement of development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), full details of biodiverse, substrate-based extensive living roofs shall be submitted to and approved by the Local Planning Authority in writing. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 demonstrating the construction, materials used and a variation of substrate depth with peaks and troughs
  - iii. full details of planting species and density

The green roofs 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.

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.

- 22 The development shall be implemented in accordance with the ecological enhancements recommended in the ecology appraisal hereby approved, including the implementation of a Habitat Management Plan prepared by a suitably qualified ecologist.

Prior to commencement on the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), details of bird and bat box locations and types and indication of species to be

accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 23 Prior to first occupation of the development, a system of sustainable urban drainage shall be installed in accordance with the recommendations of the letter from J W S Mayes (Spencer Mayes) dated 27th August 2014 re SUDs proposal hereby approved, in order to ensure a maximum site runoff rate of 22.2l/s in the event a 1:100 year storm with 30% provision for climate change. The system shall thereafter be 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.

- 24 Prior to commencement of development, (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), details of sound insulation measures for incorporation into the building envelope in order to achieve BS 8233 criteria of 30dB LAeq in all bedrooms and 35dB in all living rooms, shall be submitted to and approved in writing by the local planning authority. Such details to be prepared in accordance with the recommendations of the acoustic noise assessment by Sharps Redmore hereby approved.

The residential units shall not be occupied until the building has been constructed and fitted out in accordance with the approved measures, which shall thereafter be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of future occupants 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.

- 25 Prior to first operation of any plant equipment on the roof of the commercial units, a plant noise assessment, prepared by a suitably qualified expert, shall be submitted to the local planning authority and approved in writing. The assessment shall demonstrate how the equipment will meet the Council's noise standards as set out in condition 8 and shall identify all necessary noise and vibration mitigation measures which are required in order to achieve the standards. The plant shall not be operated other than in complete accordance with such mitigation measures, which shall be maintained in accordance with the manufacturers recommendations and shall be retained for as long as the equipment is operative.

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.

- 26 No works of construction of the basement shall commence until such time as a report, including a scheme for implementation, detailing the final design, methodologies and construction sequences required to ensure that the impact of the basement on neighbouring properties will not exceed 'slight' (level 2 of the Burland scale), have been submitted to and approved in writing by the local planning authority. The report shall be accompanied by a written certification by an suitably qualified chartered engineer who is independent of the report authors holding membership of the appropriate professional body, that appropriately conservative modelling relating to the local ground conditions and local water environment and structural condition of neighbouring properties have been incorporated into the final design in order to substantiate the report conclusions and recommendations.

The works of construction of the basement shall not be carried out other than in compliance with the approved methodologies and construction sequences.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 27 Prior to the commencement of any works on site, details demonstrating how trees in the neighbouring estate shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 28 The basement gym shall not be used for any purposes other than as ancillary to residential uses within the site.

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 policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 29 Notwithstanding the annotations on the drawings hereby approved, nothing in this permission grants consent for the entrance gates at the Grays Inn Road and St Chads Street access points to the development.

Reason: In order to ensure that ensure that the development allows free movement by all members of the community and contributes to the aims of community safety and mixed and balanced communities, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

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 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.
- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 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.
- 5 You are reminded that refuse sacks and receptacles shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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.
- 8 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.
- 9 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 10 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 11 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 12 With regard to condition 9 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

- 13 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.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment