

Mr Matthew Humphreys
H Planning Ltd
7 Ridgmount Street
London
WC1E 7AE

Application Ref: **2016/5970/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

27 June 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:
60 & 61 Tottenham Court Road
London
W1T 2EW

Proposal:

Erection of a single storey roof extension to adjoining buildings to provide a 1x2 bedroom self-contained flat, erection of a four storey rear extension at No. 60 to provide B1a (office) use at 1st- 3rd floors and a four storey rear extension at No. 61 for relocated stair core to also include change of use of 1st-3rd floors of No. 61 from C3 (residential) to B1a (office)

Drawing Nos: 1260-A-SP-01; 1260-A-SP-02B; 1260-A-GA-PL-00; 1260-A-GA-PL-01; 1260-A-GA-PL-02; 1260-A-GA-PL-03; 1260-A-GA-PL-04; 1260-A-GA-PL-05; 1260-A-GA-EL-00; 1260-A-GA-SC-00; 1260-A-GA-PL-20; 1260-A-GA-PL-21; 1260-A-GA-PL-22; 1260-A-GA-PL-23; 1260-A-GA-PL-24; 1260-A-GA-PL-25D; 1260-A-GA-PL-26D; 1260-A-GA-EL-20D; 1260-A-GA-SC-20D; 1260-A-SK-01/1260-A-SK-02; Design and Access Statement dated 28 October 2016; Planning Statement dated October 2016

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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 11260-A-SP-01; 1260-A-SP-02B; 1260-A-GA-PL-00; 1260-A-GA-PL-01; 1260-A-GA-PL-02; 1260-A-GA-PL-03; 1260-A-GA-PL-04; 1260-A-GA-PL-05; 1260-A-GA-EL-00; 1260-A-GA-SC-00; 1260-A-GA-PL-20; 1260-A-GA-PL-21; 1260-A-GA-PL-22; 1260-A-GA-PL-23; 1260-A-GA-PL-24; 1260-A-GA-PL-25D; 1260-A-GA-PL-26D; 1260-A-GA-EL-20D; 1260-A-GA-SC-20D; 1260-A-SK-01; 1260-A-SK-02; Design and Access Statement dated 28 October 2016; Planning Statement dated October 2016

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

- 4 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) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10 with typical glazing bar details at 1:1.

b) Samples and manufacturer's details of new facing materials including brickwork and roof slate to be provided on site and retained on site during the course of the works.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 5 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies and policy CC2 of the Camden Local Plan Submission Draft 2016.

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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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 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 of new floorspace and creates a new residential unit. 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 £11,810 (236.2sqm x £50) and £62,044 (113sqm x £500 & 123.2sqm x £45) for the Camden CIL.

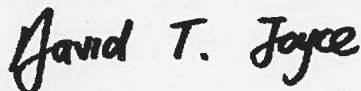
This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstance. Both CIL's will be collected by Camden after the scheme has started and could 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 construction costs index.

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