

Mr Alan Hughes
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2017/2747/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

7 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Units 7a, 8, 9, 10 and 11 Kentish Town Business Centre
Regis Road
London
NW5 3EW**

Proposal: Increase in height and alteration to facades of Units 8, 9, 10 and 11 to provide additional floorspace (mixed Class B1/B2/B8 uses) and to create two new levels (second and third floors); alterations to roof of Unit 7a in association with provision of additional floor space (Class B1c); creation of front roof terrace at Units 7a, 8, 9, 10, 11; associated works
Drawing Nos: 170107/01; 170107/02; 170107/03; 170107/04; 170107/05; 170107/06; 170107/07; 170107/08; 170107/11; 170107/12; 170107/13; 170107/14; 170107/27; 170107/28; 170107/29; Design & Access Statement (dated April 2017)

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: 170107/01; 170107/02; 170107/03; 170107/04; 170107/05; 170107/06; 170107/07; 170107/08; 170107/11; 170107/12; 170107/13; 170107/14; 170107/27; 170107/28; 170107/29; Design & Access Statement (dated April 2017).

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

- 3 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 D1 of the London Borough of Camden Local Plan 2017.

- 4 The ground floor of Units 8, 9, 10 and 11 shall be used for any purpose falling within Use Classes B1(c), B2 and B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, and for no other purpose.

The upper floors of Units 8, 9, 10 and 11 shall be used for any purpose falling within Use Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987, and for no other purpose.

Unit 7a shall be used solely for a purpose falling within Use Class B1(c) of the Schedule to the Town & Country Planning (Use Classes) Order 1987, and for no other purpose.

Reason: In order to safeguard the Industry Area for continued business use, including specific provision for industrial and storage and distribution uses, in accordance with the requirements of Policies G1, E1 and E2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any part of the development, a comprehensive energy strategy for the development including

- (a) energy efficient measures
- (b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 35%
- (c) any associated air quality or noise management reports (including mitigation measures)

shall have been submitted to and approved in writing by the local planning authority.

The development shall thereafter not proceed other than in complete accordance

with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies CC1, CC2, CC4 and A4 of the London Borough of Camden Local Plan 2017.

- 6 At least 28 days before development commences:
- (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; 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 [if necessary] shall be submitted to and approved by the local planning authority.
- 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 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 A1 of the Camden Local Plan 2017.

- 7 The approved internal cycle storage facilities (inside the units) shall be provided in their entirety prior to the first use of the enlarged units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 8 Before the development commences, details of secure and covered cycle storage area for 22 cycles (external to the units) shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first use of the enlarged units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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 correspondence to CIL@Camden.gov.uk

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 T. Joyce

David Joyce
Director of Regeneration and Planning