

Miss Catriona Jones
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2017/2337/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

27 September 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:
15 Stukeley Street
London
WC2B 5LT

Proposal:

Demolition of existing mansard roof extension and construction of a replacement glazed roof extension and rooftop plant room containing air conditioning units, together with the installation of a replacement metal balustrading to the roof terrace and replacement metal staircase to the rear.

Drawing Nos: 1604-0100-AP-100 PL01, 1604-0100-AP-101 PL02, 1604-0100-AP-102 PL02, 1604-0100-AP-103 PL02, 1604-0100-AP-104 PL02, 1604-0100-AP-105 PL02, 1604-0100-AP-106 PL02, 1604-0100-AP-107 PL01, 1604-0100-AP-108 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-110 PL01, 1604-0100-AP-111 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-104 PL01, 1604-0200-AP-105 PL01, 1604-0200-AP-106 PL01, 1604-0200-AP-107 PL02, 1604-0200-AP-108 PL02, 1604-0300-AP-101 PL02, 1604-0300-AP-102 PL02, 1604-0300-AP-103 PL01, 1604-0300-AP-104 PL01, 1604-0400-AP-101 PL02, 1604-0400-AP-102 PL02, 1604-0600-AP-001 PL01, 1604-0600-AP-002 PL01, 1604-0600-AP-003 PL01.

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 1604-0100-AP-100 PL01, 1604-0100-AP-101 PL02, 1604-0100-AP-102 PL02, 1604-0100-AP-103 PL02, 1604-0100-AP-104 PL02, 1604-0100-AP-105 PL02, 1604-0100-AP-106 PL02, 1604-0100-AP-107 PL01, 1604-0100-AP-108 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-110 PL01, 1604-0100-AP-111 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-104 PL01, 1604-0200-AP-105 PL01, 1604-0200-AP-106 PL01, 1604-0200-AP-107 PL02, 1604-0200-AP-108 PL02, 1604-0300-AP-101 PL02, 1604-0300-AP-102 PL02, 1604-0300-AP-103 PL01, 1604-0300-AP-104 PL01, 1604-0400-AP-101 PL02, 1604-0400-AP-102 PL02, 1604-0600-AP-001 PL01, 1604-0600-AP-002 PL01, 1604-0600-AP-003 PL01.

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

- 3 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant/ equipment and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 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

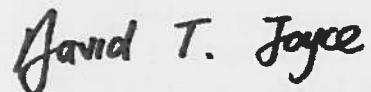
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning