

Monahan Blythen Hopkins Architects
166 Clerkenwell Road
London
EC1R 5DE

Application Ref: **2017/5066/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

27 October 2017

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition T.2 of Schedule 2 Part 3 Class T of the Town and Country
Planning (General Permitted Development) Order 2015 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**8-9 Long Yard
London
WC1N 3LU**

Description of the proposed development:

Change of use of existing three storey building from C2 (residential institution) to D1 (state funded nursery) under Part 3, Schedule 2, Class T of the GPDO 2015.

Details approved by the local planning authority:

Drawing Nos: LY_P01, Prior Approval Statement dated September 2017, Monahan Blythen Hopkins notification letter dated 06/09/2017.



Reason for approval:

The site has been in lawful C2 use since 1988 and is not subject to any of the designations excluded by the GPDO. Prior approval is not required for transport or highways impacts, noise or contamination as the proposal is not considered to result in material impacts due to its scale, operation and location. Conditions would be attached to require cycle parking for staff members of the nursery and contamination details in the event of ground works taking place.

Conditions and Reasons:

- 1 The site is to be used as a registered nursery and for no other purpose, including any other purpose falling within Class D1 (non-residential institutions) of the Schedule to the Use Classes Order, except to the extent that the other purpose is ancillary to the primary use of the site as a registered nursery.

Reason: To comply Condition T.2-(1) (a) of Schedule 2 Part 3 Class T of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

- 2 At least 28 days prior to the commencement of any ground works on 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.

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.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

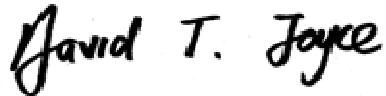
- 3 A minimum of 3 cycle parking spaces must be provided in their entirety prior to the commencement of the approved use, and permanently retained thereafter.

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.

Yours faithfully

Director of Regeneration and Planning

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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