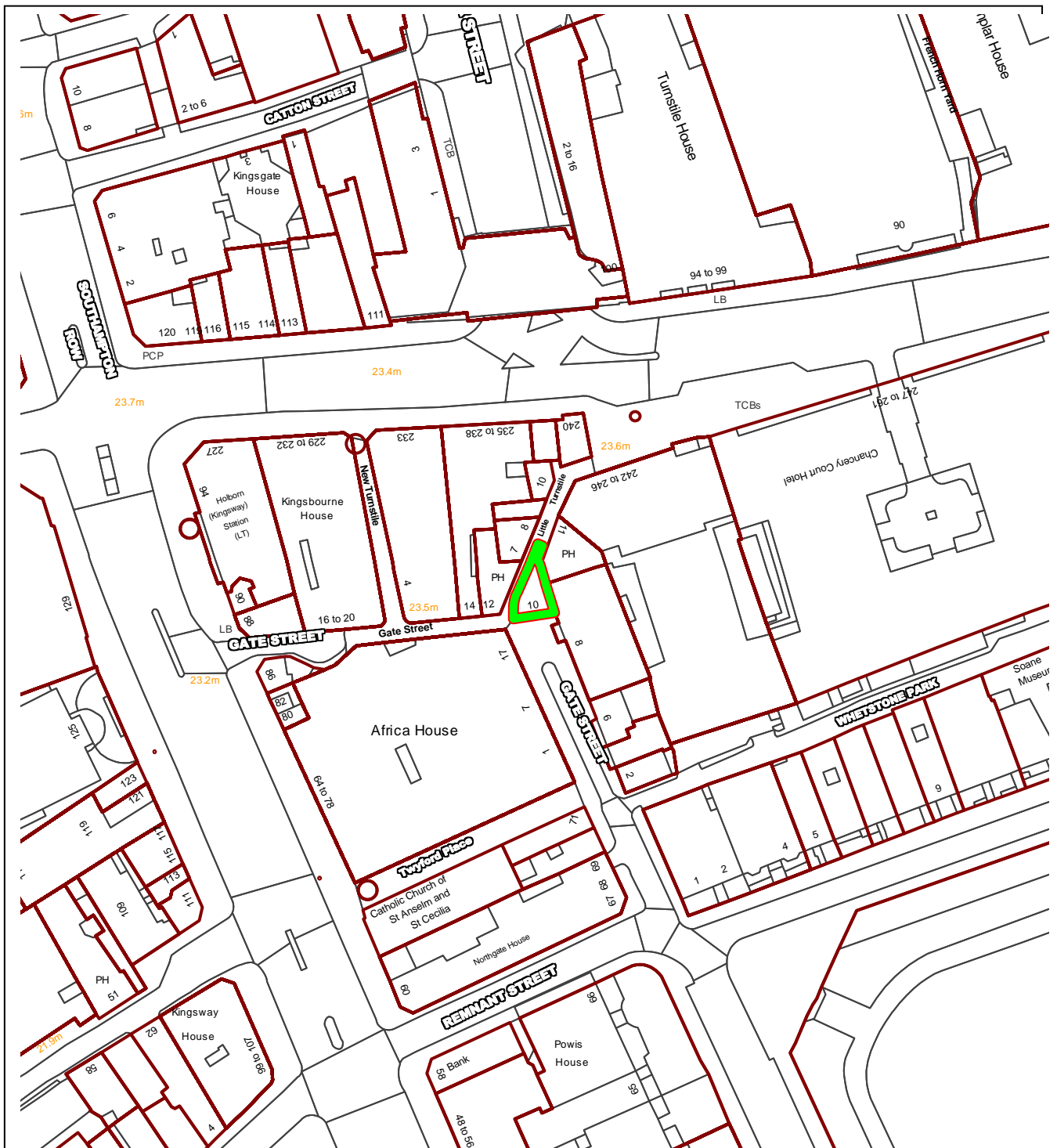
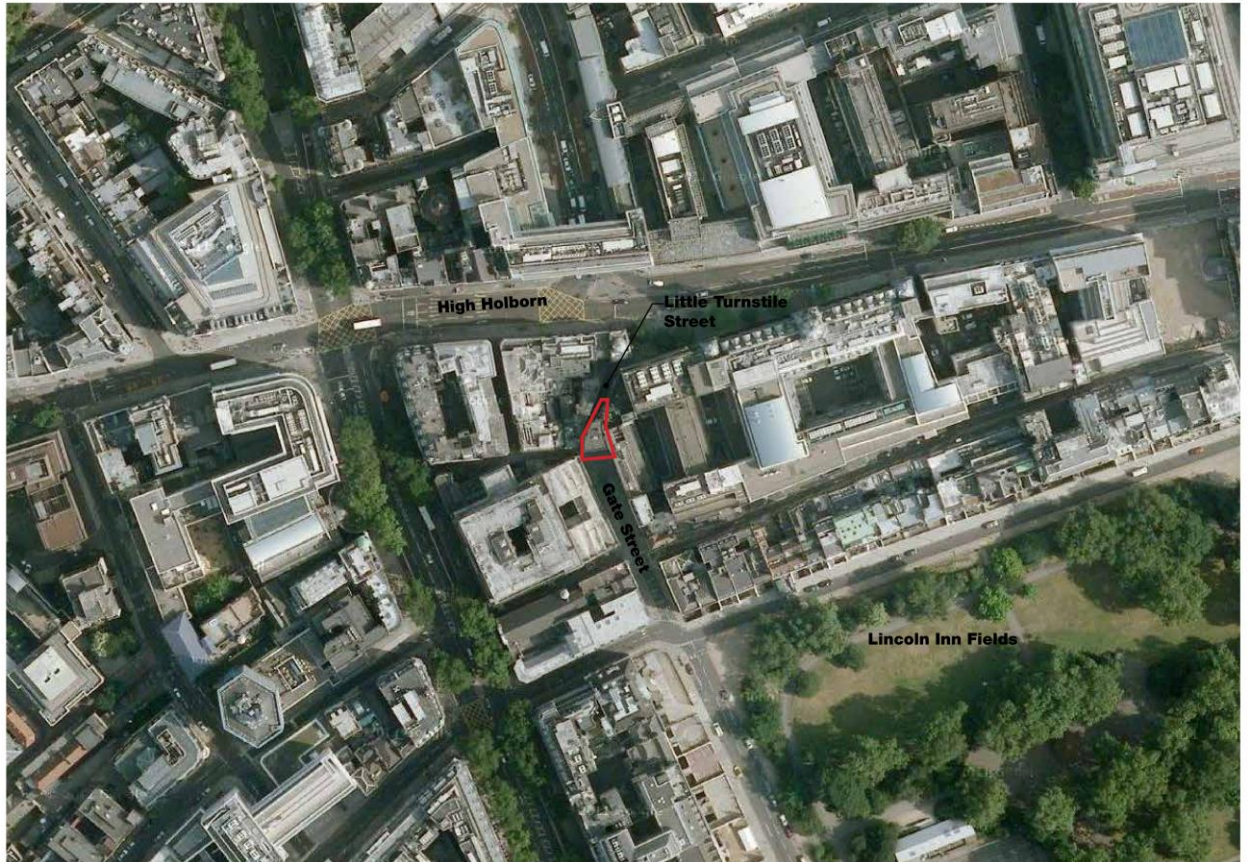


# 10 Gate Street – 2017/4062/P

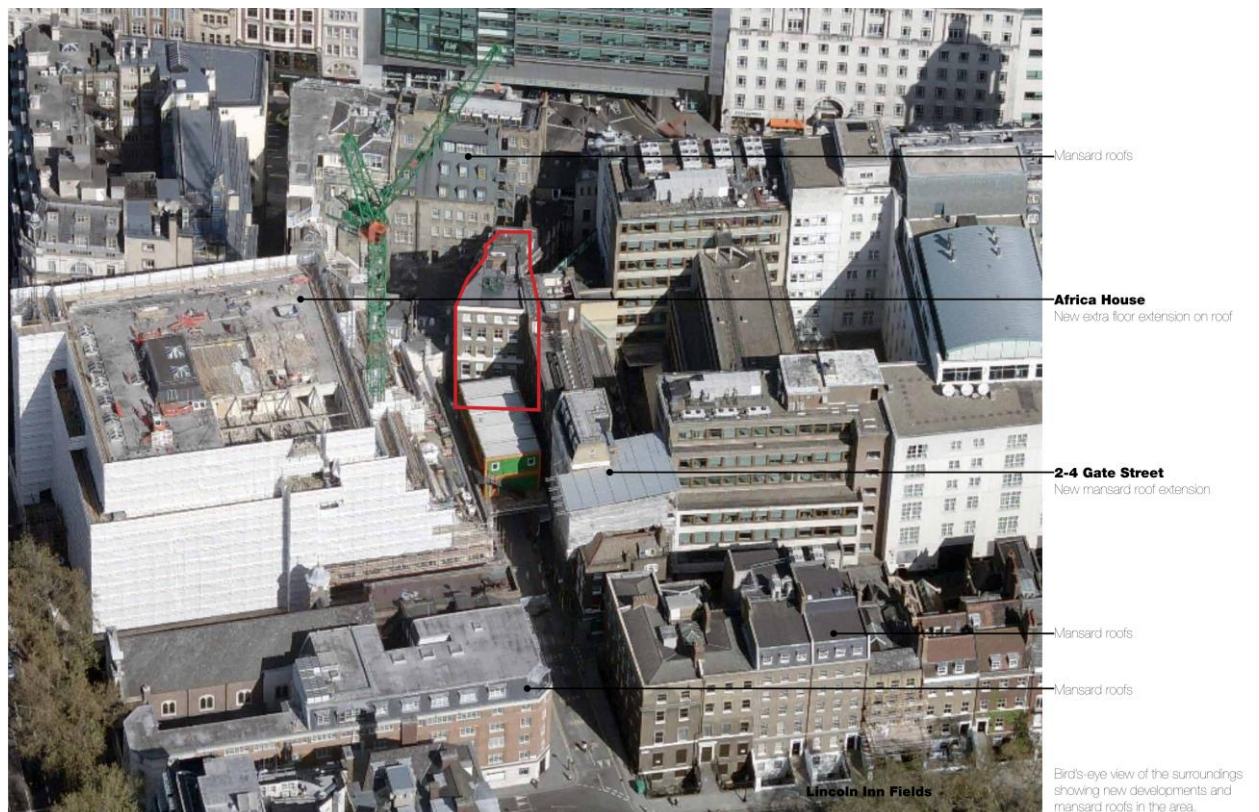


# 10 Gate Street – Photos

## Aerial View



## Aerial View (North)







**Existing Gate Street Elevation**



**Proposed Gate Street Elevation**





**Existing view of Gate Street from Turnstile Street (south)**





**Proposed view of Gate Street from  
Turnstile Street (south)**

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>13/10/2017</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	14/09/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Gideon Whittingham			2017/4062/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
10 Gate Street London WC2A 3HP			<b>Refer to Decision Notice</b>		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a seven storey rear extension on Little Turnstile and mansard roof extension in association with change of use of office (B1a) at second to fifth floor levels and restaurant (A3) at basement, ground and first floor levels to residential 2 x 1 bedroom unit and 2x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor level.					
<b>Recommendation(s):</b>		<b>Grant Planning Permission Subject to a Section 106 Legal Agreement</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<ul style="list-style-type: none"> <li>A site notice was displayed between 23/08/2017 and 13/09/2017</li> <li>A press advert was published between 24/08/2017 and 14/09/2017</li> </ul>					
CAAC/Local groups comments:	<p><b>Bloomsbury CAAC:</b></p> <p>This is an extremely narrow passage. Proposed extension is 7 storeys high. The passage, already very enclosed, would become even darker and more oppressive. The sky would be obscured. Also, the extension would cover a nice old brick wall. It's walls and passages of this type that keep London still looking a historic city.</p> <p><i>(Officer comment: See section 6.2 of the Design related issues/townscape)</i></p> <p><b>Covent Garden Community Association:</b></p> <p>1) Whilst the CGCA does not object to the change of use to residential, we are concerned about the impact the proposed extension will have on this already-narrow passageway in terms of lighting and noise and disturbance.</p> <p>(2) Additionally, the CGCA is concerned about the impact of A1/A3 use on existing residents. Gate Street is a narrow passageway that already has a public house, a bar and several cafes. When customers stand outside, the noise and disturbance is exacerbated by a canyon-like effect that reverberates up to noise-sensitive windows.</p> <p><i>(Officer response: See section 6.5 of Adjacent residential amenity and Provision and quality of residential accommodation)</i></p> <p>(3) The proposed drawings indicate an openable shopfront at ground level for the A1/A3 use. The CGCA objects to an openable shopfront at this, and any, premises. Camden's planning policy opposes folding and openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance. According to DP30.8 (p. 137), "Folding/opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance."</p>					



	<p>Meanwhile, CPG1 7.12 says, “When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront” (see p. 67).</p>
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*(Officer comment: See section 6.2 of Design related issues/townscape)*

## Site Description

The application site is located at the north east corner of Gate Street, at the junction with Little Turnstile. The site adjoins No.8 Gate Street and No.6 Little Turnstile/242-246 High Holborn to the east.

The application building is a six storey building (plus basement), comprising a restaurant (Class A3) at basement, ground and first floor level and office accommodation (Class B1a) at second, third, fourth and fifth floor levels.

The predominant character of the surrounding area is, like the application site, commercial in nature. With this said however, Nos.2-2A, 4, 8, 12 and 14 Gate Street are in residential use.

The application building is not listed, nor the adjacent/adjoining buildings, but it is located within the Bloomsbury Conservation Area and is identified as a positive contributor to the conservation area.

The application building is located within the Archaeological Priority Area. The site also lies within the Holborn Growth Area and Holborn Central London frontage

## Relevant History

2013/4980/P: The erection of a seven storey rear extension on Little Turnstile and mansard roof extension in association with change of use of office (B1a) and restaurant (A3) to residential 2 x 1 bedroom unit and 2x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor level. **Granted** Planning Permission Subject to a Section 106 Legal Agreement 15/09/2014.

## Relevant policies

### National and Regional Policy

#### National Planning Policy Framework (2012)

#### London Plan (2016)

#### Local Plan 2017

G1 Delivery and location of growth

H1 Maximising housing supply

H4 Maximising supply of affordable housing

H5 Protecting and improving affordable housing

H6 Housing choice and mix

H7 Large and small homes

C6 Access

E1 Economic development

E2 Employment premises and sites

A1 Managing the impact of development

A4 Noise and Vibration

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

CC5 Waste

TC1 Quantity and location of retail development



TC2 Camden's centres and other shopping areas  
TC4 Town centres uses  
TC5 Small and independent shops  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car free development  
T3 Transport Infrastructure  
T4 Sustainable movement of goods and materials  
DM1 Delivery and monitoring

#### **Other Planning Policies / Guidance**

CPG1 Design  
CPG2 Housing  
CPG3 Sustainability  
CPG5 Town Centres, Retail and Employment  
CPG6 Amenity  
CPG7 Transport  
CPG8 Planning Obligations

### **Bloomsbury Conservation Area Statement/Bloomsbury Conservation Area Appraisal & Management Strategy (2011)**

#### **Assessment**

##### **1. Background**

- 1.1 Planning permission subject to a Section 106 Legal Agreement (2013/4980/P) was granted on 15/09/2014 for the following works:
- *The erection of a seven storey rear extension on Little Turnstile and mansard roof extension in association with change of use of office (B1a) and restaurant (A3) to residential 2 x 1 bedroom unit and 2x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor level.*
- 1.2 This similar current application was submitted on 14/07/2017 and registered on 18/08/2017, prior to the extant permission expiring on the 15/09/2017.
- 1.3 The original application was considered against the LDF Core Strategy and Development Policies (2010-2025). The updated London Plan, Camden Local Plan and Camden Planning Guidance: CPG1, CPG2, CPG3, CPG4 and CPG8, have however, since been adopted/revised. It is noted that the thrust of the guidance therein are similar.
- 1.4 The extant permission (given the applicants submission date) is considered in line with the current policy context. In light of the above, the predominant focus of this assessment will be on matters which have changed significantly since the original permission. The officer's report from the original application provides an overview of the consideration of issues which have not changed in the intervening period, although such matters will also be noted in this report.

##### **2. Proposal**

- 2.1 The application proposes:
- The erection of a seven storey brick faced rear extension on to Little Turnstile.
  - A mansard roof extension at main roof level
  - The change of use of office (B1a- 208m<sup>2</sup>) and Restaurant (A3- 172 m<sup>2</sup>) at upper floor levels to residential for 2x1 bedroom units and 2x2 bedroom units (C3)
  - The change of use of the existing restaurant (A3) located at basement and ground floor level to

flexible A1/A3 use (110m<sup>2</sup>)

2.2 In terms of land uses:

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1a Business - Office		208m <sup>2</sup>
	A3 - Restaurants and Cafes		172m <sup>2</sup>
	<b>Total</b>		<b>380 m<sup>2</sup></b>
Proposed	C3 - Dwelling House		307m <sup>2</sup>
	A1/A3 - Shop/ Restaurants and Cafes		110m <sup>2</sup>
	<b>Total</b>		<b>417 m<sup>2</sup></b>

2.3 The principal considerations material to the determination of this application are summarised as follows:

- Land use - Loss of office (B1a) and restaurant (class A3) accommodation
- Provision and quality of residential accommodation
- Affordable housing
- Design related issues/townscape
- Adjacent residential amenity
- Transport, access and parking
- Sustainability - resources and energy
- S106 / Other Matters
- Community Infrastructure Levy (CIL)

3. Land use - Loss of office (B1a) accommodation

3.1 The site provides approximately 208sqm of office accommodation from second to fifth floor levels; consequently the proposal would result in the loss of employment floorspace, which is considered on the basis of policy E2.

3.2 The applicant, as per extant permission ref: 2013/4980/P, demonstrated that the existing commercial units have tenants; this however was only a result of low rental costs, due primarily to a poorly arranged building, its internal configuration and the lack of a lift, which would deter a significant number of potential tenants. In this instance and given its low rental rates, marketing evidence would not be appropriate in this instance. Whilst the market remains strong for accommodation at this price for the occupier, the cost of refurbishment to bring it up to suitable offices standards would be highly prohibitive.

3.3 With regard to Policy E2, it advises that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses. It is again considered that the applicant suitability demonstrated the building is no longer suitable for its existing



business use (criteria a), and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time (criteria b).

- 3.4 Given that the loss of Class B1 is considered to have been justified in policy terms, in addition to the residential use of the upper floors at the adjacent buildings, namely Nos.2-2A, 4, 8, 12 and 14 Gate Street, the proposed residential use is considered appropriate and consistent with the immediate area, in line with E2.

#### **4. Land use - Loss of restaurant (A3) accommodation**

- 4.1 With regard to the Holborn Central London frontage, CPG5 adopts the approach whereby planning permission will not be granted for changes of use which results in retail uses falling below 50% of the total units in each individual frontage and not more than 25% in food, drink and entertainment use. This should however be borne in mind that guidelines are to be treated as such and that the key aim of policies TC1, TC2, TC4 and TC5 is appropriate to the character and role of the centre in which it is located and does not cause harm to neighbours, the local area, or other centres.
- 4.2 In this instance, the basement and ground floor level accommodation would be retained, whilst the first floor level accommodation (non-designated frontage) and 9sqm of Holborn Central London frontage at ground floor level would be lost. Within this context, it would be difficult to argue that the loss of the commercial frontage and non-designated floorspace above would impact detrimentally the character and function of the central area. The proposed change of use, therefore, is in these respects considered acceptable.
- 4.3 An alternate use of shop/restaurant (Class A1/A3) has been specified at the restaurant (Class A3). LP Policy context aside, under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) a change of use from restaurant (Class A3) to retail (A1), is a permitted change of use that does not require planning permission. It is considered neither necessary nor reasonable therefore to impose a condition requiring the restaurant remains within the A3 use class.

#### *Affordable housing*

- 4.4 Local Plan policy H4 (Maximising the supply of affordable housing) requires an affordable housing contribution for all schemes that provide 1 or more additional homes and involves an addition of 100sqm (GIA) or more of residential floorspace. As the proposal would provide 4 new homes with 308sqm (GIA) an affordable housing contribution would now be required.
- 4.5 The contribution is calculated using the target floorspace multiplied by £2,650 per sqm (the level of contribution per sqm described in CPG8). Policy H4 uses a sliding scale to calculate the target floorspace. The target starts at 2% for the first 100sqm GIA of floorspace which is considered to be the capacity for one additional home. This increases on a 'straight-line' basis with each additional 100sqm (i.e capacity for a further additional dwelling) increasing the target by 2%. Thus the target for a scheme with capacity for an additional 3 dwellings (274sqm rounded to the nearest 100) would be 6% of the proposed floorspace.
- 4.6 In this instance the target would be 6% of 274sqm (GEA) or 16sqm; multiplied by £2,650 would total £42,400. The applicant has agreed to the affordable housing contribution and this will be secured as part of the section 106 agreement.

## **5. Provision and quality of residential accommodation**

- 5.1 The proposal would provide 2 x 1 bedroom units and 2 x 2 bedroom units for residential (class C3) accommodation of 308 (to reflect figure in 4.4 above)m<sup>2</sup>.
- 5.2 The 1 bedroom units would be capable of accommodating 2 persons at 52 m<sup>2</sup>, whilst the 2 bedroom duplex units at 85 m<sup>2</sup> would be capable of accommodating 4 persons. In each instance the flats would meet the minimum space standards as per the London Plan.
- 5.3 Although each of the flats would feature windows on both the south and west elevation, given the tight arrangement of the site and proximity to No.12 Gate Street and no. 7-8 Little Turnstile (approximately 2-3m), the proposed units (at first and second floors) for all intense purposes would be single aspect. The north elevation services the stair/lift core, whilst the east elevation adjoins No.8 Gate Street and No.6 Little Turnstile/242-246 High Holborn. The units would however benefit from good natural daylight and sunlight.
- 5.4 Within this context and given the constraints of the site, it is considered that each of the proposed units would provide a satisfactory standard of living accommodation, two of which would be of high priority to Camden's housing stock.

## **6. Design related issues/townscape**

- 6.1 As noted above regarding the previous approval the policy position is similar except for the adoption of the new Local Plan (2017). However the relevant policies D1 and D2 are broadly similar to the previous LDF polices and therefore see no material change in the policy to warrant reconsideration of the proposal in design terms. Camden Planning Guidance 1 Design has also been updated since the previous application was granted permission and as such has been fully considered throughout the process of this application.
- 6.2 The officer's report associated with extant permission stated:

*'The existing north elevation apex already tappers to a narrow point within the narrow Little Turnstile Lane leading from Gate Street to High Holborn. The unusual arrangement of the site has a particularly Dickensian feel, created by the unusual shape and individuality of the Victorian facades, positioned within a street pattern of interesting passages and views. For these reasons the building contributes positively to the character and appearance of this very tight knit part of central London.*

*The proposed scheme is considered to retain this intrinsic character and appearance whilst adding accommodation and improving the access to the building.*

*The lift shaft would be clad in brickwork to match the existing building. The extension would retain the form of the building as well as the interest to the passage without compromising the ability to walk through the busy lane. The extension would include small windows to the north elevation of the façade adding interest in a similar manner to the existing fenestration arrangement to this façade.*

*The mansard roof would add a visible floor to the building. However the mansard has been designed to relate to the architectural style and proportions of the façade below. Moreover the existing building is unusually tall. As a result the mansard features a pitch of 74 degrees (contrary to mansard guidance within CPG1). This mansard roof would only reinforce the elegance of the building and provide greater interest completing the terminating of the vista along Gate Street facing north from Lincolns Inn Fields. The building would remain a consistent height with neighbouring and adjacent building and would not be higher or feel out of place in*



*this regard.*

*The existing commercial frontage comprises a faux spread panel of timber painted openings, with a small stall riser and glazing above. Given this type of detailing would be more characteristic of a retail unit, as opposed to a restaurant, the alteration of this element is considered appropriate. The proposal would retain the opening and materials but remove the stall riser in place of glazing without harm to the character and appearance of the building.*

*In terms of detailed design, the proposed roof, rear extension and elevational alterations to the shopfront in respect of size, scale and materials proposed is considered appropriate to the character and appearance of the main building. The elements (quality of materials and finished appearance) shall however be secured by way of condition.'*

- 6.3 The above consideration remains and matters shall be secured via condition.

## **6. Adjacent residential amenity**

### *Privacy / Outlook*

- 6.1 The majority of neighbouring buildings are in commercial use. It is noted however the upper floor levels of Nos.2-2A, 4, 8, 12 and 14 Gate Street are in residential use. The proposal would not result in the significant increase in the number of windows (and their sizes) to the north and east elevation. The existing windows along the northern elevation, albeit amended in terms of size, would service the lift/stair core. Along the west elevation existing openings are to be used for habitable accommodation. Although this may result in overlooking with No.12 Gate Street, this is acknowledged as an existing mutual condition, albeit of a differing use.

### *Sunlight / Daylight*

- 6.2 The Council will carefully assess proposals that have the potential to reduce daylight and sunlight levels for existing and future occupiers. The applicant has submitted a daylight and sunlight report following the methodology set out in the by the Building Research Establishment's (BRE) guidelines, namely "Site layout planning for daylight and sunlight: A guide to good practice (2011), in accordance with CPG6 (Amenity).
- 6.3 The extant permission included a report of predicted daylight and sunlight levels enjoyed by the occupiers of the surrounding buildings to demonstrate compliance with the Council's standards and BRE guidelines in terms of any significant loss of day/sunlight. Given this application is identical in terms of building envelope, this matter is considered of no detrimental harm.

### *Noise*

- 6.4 The applicant has also submitted an acoustic report and background noise survey related to the plant unit and extract duct (running vertically along the proposed stair core) associated with the commercial use at lower ground and ground floor level, with includes calculations of predicted noise levels to support compliance with the Council's standards. This element shall be subject to the recommended conditions regulating odour, noise and vibration level.
- 6.5 With regard to noise from the commercial/entertainment uses from the surrounding buildings/area, Gate Street is characterised by a mix of uses, both residential and commercial in nature, alongside late night entertainment. Whilst Nos.2-2A, 4, 8, 12 and 14 Gate Street are in residential use, these are located at upper floor levels, with the commercial element below, as in this instance. Given the potential late night noise disturbance from the surrounding uses and the restaurant below, sound insulation measures for the residential units shall be secured by way of a condition.

## **7. Transport, access and parking**

### *Car-free development*

- 7.1 The 4 new residential units should be made car-free in line with policy T2. This would be secured by a Section 106 planning obligation. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

### *Cycle parking*

- 7.2 The applicant has provided 6 cycle storage spaces located at ground floor level. The layout and number of cycle spaces shall be secured by way of a condition.

### *Service Management Plan*

- 7.3 As an end user of the commercial premises has not been ascertained, a Service Management Plan shall be secured by a Section 106 planning obligation to minimise vehicle/servicing impacts on the amenity of local residents.

### *Construction Management Plan*

- 7.4 While the development is not considered to be a large scale development, due to the sensitive location of the site, a CMP must be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site. A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation.

### *Highway Works*

- 7.5 A highways contribution for repaving the footway has been required. Due to the sensitivities of the site and due to its constraints, it is recognised that the footway could be damaged during the construction period. A contribution to repave the footway is therefore recommended to be included as a heads of term within the S106 legal agreement.

## **8. Sustainability**

- 8.1 As per CPG3, the amount of floorspace involved falls below the threshold of 500sqm or 5 units, therefore a BREEAM pre-assessment is not required.
- 8.2 The new units need to comply with London Plan policy 5.2 (35% reduction in carbon emissions beyond Part L building regulations) and must achieve water efficiency of 110 litres per day. This element, along with the PV panels on the roof would be secured by condition.

## **9. Other Material Considerations**

- 9.1 A Construction Employment and Skills Plans to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development shall be secured as a Section 106 planning obligation.

## **10. Community Infrastructure Levy**

- 10.1 The proposal will be liable for the Mayor of London's CIL Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £1,850 (37sqm x £50).
- 10.2 The proposal will be liable for the Camden CIL, the charge is likely to be £18,500 (37sqm x £500).

**Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-**

- Residential units to be car free
- Construction Management Plan (CMP) and Implementation support contribution of £3,240;
- Servicing Management plan (SMP);
- Financial contribution for highway works directly adjacent to the site
- Affordable housing contribution of £42,400
- Construction Employment and Skills Plan

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th November 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Contour Planning Services Ltd  
Weltech Centre  
Ridgeway  
Welwyn Garden City  
AL7 2AA

Application Ref: **2017/4062/P**

02 November 2017

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**10 Gate Street  
London  
WC2A 3HP**

Proposal:  
Erection of a seven storey rear extension on Little Turnstile and mansard roof extension in association with change of use of office (B1a) at second to fifth floor levels and restaurant (A3) at basement, ground and first floor levels to residential 2 x 1 bedroom unit and 2x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor level.

Drawing Nos: (PL)001 /P1, (EX)099/P1, (EX)100/P1, (EX)101/P1, (EX)102/P1, (EX)103/P1, (EX)104/P1, (EX)105/P1, (EX)106/P1, (EX)200/P1, (EX)300/P1, (EX)301/P1, (EX)302/P1, (EX)303/P1, (PL)099/P1, (PL)100/P1 [showing 6 cycle spaces], (PL)101/P1, (PL)102/P1, (PL)103/P2, (PL)104/P2, (PL)105/P2, (PL)106/P2, (PL)107/P2, (PL)200/P3, (PL)302/P2, (PL)303/P2, Plant Noise Assessment Report 8146/PNA dated: 24 July 2017, prepared by RBA ACOUSTICS.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 [(PL)001 /P1, (EX)099/P1, (EX)100/P1, (EX)101/P1, (EX)102/P1, (EX)103/P1, (EX)104/P1, (EX)105/P1, (EX)106/P1, (EX)200/P1, (EX)300/P1, (EX)301/P1, (EX)302/P1, (EX)303/P1, (PL)099/P1,(PL)100/P1 [showing 6 cycle spaces], (PL)101/P1,(PL)102/P1, (PL)103/P2, (PL)104/P2, (PL)105/P2, (PL)106/P2, (PL)107/P2, (PL)200/P3, (PL)302/P2, (PL)303/P2, Plant Noise Assessment Report 8146/PNA dated: 24 July 2017, prepared by RBA ACOUSTICS]

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

- 3 Before the relevant part of the work is begun, 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:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

- b) Samples and manufacturer's details of new facing materials including a sample panel of facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

- c) 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 The secure and covered cycle storage area for 6 cycles hereby approved shall be provided in its entirety prior to the first occupation of any of the new residential 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.

- 7 Prior to occupation of any relevant part of the development, details of sound insulation measures for the residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved sound insulation measures shall be installed prior to occupation of any of the residential units, and retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 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 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.
- 4 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).
- 5 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.
- 6 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.

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.

Yours faithfully

Supporting Communities Directorate