

Jonathan Pinfield
TateHindle
TateHindle
1 Lindsey Street
London
EC1A 9HP

Application Ref: **2017/0258/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 October 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:

**Showroom and Premises at Ground Floor
Whittington House
19-30 Alfred Place
London
WC1E 7EA**

Proposal:

Change of use at ground floor (currently furniture display and sales - Sui Generis) to B1 office use.

Drawing Nos: Design & Access Statement, EX(03)010, PL(03)001 and PL(03)010.

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:

Design & Access Statement, EX(03)010, PL(03)001 and PL(03)010.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, no development within Part 3 of Schedule 2 in Class O of that Order allowing the change of use of offices to dwellinghouses shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To protect the commercial floorspace hereby approved and to safeguard the residential amenities of neighbouring occupiers in accordance with the requirements of policies G1, E2 and A1 of the Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage for 14 long term and 7 short term cycles shall be submitted to and approved by the local planning authority in compliance with CPG7 Transport. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the use hereby approved and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

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 Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April 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 m2 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 and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

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

AUTHORITY FOR SEALING/SIGNATURE
SECTION 106 AGREEMENT

Whittington House 19-30 Alfred Place 2017/0258/P

LONDON BOROUGH OF CAMDEN
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. THE MAYOR AND COMMONALTY AND CITIZENS OF THE CITY OF LONDON
2. PLATINE HOLDINGS LIMITED
3. MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

Committee Ref:

Delegated Authority/Development Control committee [insert date if decided at Committee]

CLIENT STATEMENT

I, Elizabeth Beaumont / Alex Bushell / Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed *A Bushell* Elizabeth Beaumont / Alex Bushell / Neil McDonald

Dated ...26...../.....10...../2017

LEGAL STATEMENT

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed *[Signature]* Emily Shelton-Agar

Dated *27/10/17*

SEAL REGISTER NUMBER

31829

27/10/17

