

Miss Emily Barnard
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/7062/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 2516

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
27 Montague Street
London
WC1B 5BH

Proposal:

Change of use from hostel (sui generis) to 3x flats (Class C3)

Drawing Nos: Site Location Plan 319_00_00 Rev P1; 00_10 Rev P1; 00_01 Rev P1; 00_02 Rev P1; 00_03 Rev P1; 00_04 Rev P1; 01_01 Rev P1; 01_02 Rev P1; 01_03 Rev P1; 01_04 Rev P1; 10_01 Rev P1; 10_02 Rev P2; 30_01 Rev P1; 30_02 Rev P1; 30_03 Rev P1; 30_04 Rev P1; 30_05 Rev P1; 50_01 Rev P1; 50_02 Rev P1;

Design and Access Statement by FT Architects dated December 2016; Heritage Assessment by Anthony Walker dated December 2016; Sustainability Statement Dated December 2016; BREEAM Preliminary Assessment by Abba Energy dated 22nd February 2017; Energy Statement by Abba Energy dated 22nd February 2017; Statement from Gerald Eve dated 22nd December 2016

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: Site Location Plan 319_00_00 Rev P1; 00_10 Rev P1; 00_01 Rev P1; 00_02 Rev P1; 00_03 Rev P1; 00_04 Rev P1; 01_01 Rev P1; 01_02 Rev P1; 01_03 Rev P1; 01_04 Rev P1; 10_01 Rev P1; 10_02 Rev P2; 30_01 Rev P1; 30_02 Rev P1; 30_03 Rev P1; 30_04 Rev P1; 30_05 Rev P1; 50_01 Rev P1; 50_02 Rev P1;
Design and Access Statement by FT Architects dated December 2016; Heritage Assessment by Anthony Walker dated December 2016; Sustainability Statement Dated December 2016; BREEAM Preliminary Assessment by Abba Energy dated 22nd February 2017; Energy Statement by Abba Energy dated 22nd February 2017; Statement from Gerald Eve dated 22nd December 2016

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

- 3 The units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), as far as practical, evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for 3x cycles 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 occupation of any of the new 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 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 Most permissions which add more than 100sqm of new floorspace or a new dwelling will be liable for the Mayoral and Camden Community Infrastructure Levies. These 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 Mayoral charge in Camden is £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. The Camden charge is £500 per sqm for new residential floorspace. 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 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.

5 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning