

Robert Allen  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2017/1834/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 6750

22 December 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:  
**150 - 152 Clerkenwell Road & 2 Eyre Street Hill**  
**Clerkenwell Road**  
**London**  
**EC1R 5ET**

**Proposal:**

Change of use from Class B1 (office), to a flexible dual use as Class B1 (office) and Class D1 (educational institution).

Drawing Nos: Cover Letter HWM/ RJA /DP4472, A Report on the Marketing History of 150 Clerkenwell Road / 2 Eyre Street Hill London EC1R 5ET, Transport Statement May 2017, Design & Access Statement, 216-065-002, 216-065-006, 216-065-007, 216-065-010, 216-065-012, 216-065-016, SK-01 Rev C and SK-02 Rev B.

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:

Cover Letter HWM/ RJA /DP4472, A Report on the Marketing History of 150 Clerkenwell Road / 2 Eyre Street Hill London EC1R 5ET, Transport Statement May 2017, Design & Access Statement, 216-065-002, 216-065-006, 216-065-007, 216-065-010, 216-065-012, 216-065-016, SK-01 Rev C and SK-02 Rev B.

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

- 3 The fourth floor roof terrace shall not be occupied by the D1 occupier outside of the following times:- 0800 - 2000 Mondays to Sundays except in the event of an emergency or for maintenance purposes.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 4 Prior to the first occupation of the D1 operator, a secure and covered cycle storage area for 35 cycles, in accordance with the approved plans, shall be installed, and permanently retained thereafter.

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

- 5 Prior to occupation of the building hereby approved, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC1 of the Camden Local Plan 2017.

- 6 The use hereby permitted shall not be carried out outside the following times 06:00 to 23:30 Mondays to Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 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 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](mailto:CIL@Camden.gov.uk)

- 4 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the

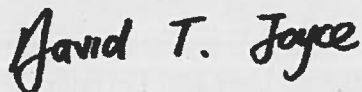
Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, 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.

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 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning