

Miss Rebecca Prince
Marek Wojciechowski Architects
First Floor
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/1918/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 2362

26 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:
4 Tavistock Place
London
WC1H 9RA

Proposal:

Refurbishment and enlargement of B1 office space including minor excavation of lower ground floor to increase ceiling height, single storey rear extensions at ground, third, fourth and fifth floor levels with associated terraces at third, fourth and fifth floor levels and enlargement of all rear window openings;

Drawing Nos: D_09 Rev A, D_10 Rev A, D_11, D_12, D_13 Rev A, D_14 Rev A, D_18, D_19, P_00, P_01 Rev A, P_02, P_03 Rev A, P_04, P_05, P_06 Rev A, P_07 Rev B, P_08 Rev B, P_09 Rev B, P_10 Rev B, P_11 Rev B, P_12 Rev B, P_13 Rev B, P_14 Rev B, P_15 Rev A, P_18 Rev B, P_19, P_20 Rev A, Draft CMP, Daylight & Sunlight Report, Structural Methodology/Outline Structural Design, Design & Access Statement, M&E Outline Services Report.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan.

- 3 The approved cycle parking facilities shall be provided in their entirety prior to the first occupation of the site and permanently retained thereafter.

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

- 4 The roof of the ground floor extension hereby approved shall not be used as a terrace or amenity area, and shall be accessed only for maintenance or emergency purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: D_09 Rev A, D_10 Rev A, D_11, D_12, D_13 Rev A, D_14 Rev A, D_18, D_19, P_00, P_01 Rev A, P_02, P_03 Rev A, P_04, P_05, P_06 Rev A, P_07 Rev B, P_08 Rev B, P_09 Rev B, P_10 Rev B, P_11 Rev B, P_12 Rev B, P_13 Rev B, P_14 Rev B, P_15 Rev A, P_18 Rev B, P_19, P_20 Rev A, Draft CMP, Daylight & Sunlight Report, Structural Methodology/Outline Structural Design, Design & Access Statement, M&E Outline Services Report.

Reason:

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

- 6 The glazed balustrades at first floor level shall be installed in conjunction with the first floor rear windows hereby approved, and shall be retained thereafter.

Reason: To prevent unreasonable overlooking of adjoining occupiers as a result of access to the adjoining roof as required by policy A1 of the London Borough of Camden Local Plan 2017.

- 7 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the south east elevation of the set back third and fourth floor level roof terraces neighbouring No 6 Tavistock Place, prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 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) 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.

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 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

4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies Policy G1 (Delivery and location of growth); Policy E2 (Employment premises and sites); Policy A1 (Managing the impact of development); Policy A3 (Biodiversity); Policy A4 (Noise and vibration); Policy A5 (Basements and Lightwells); Policy D1 (Design); Policy D2 (Heritage) and Policy T1 (Prioritising walking, cycling and public transport). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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