

Mr. James Harris
Spacelab
18 Wenlock Road
London
N1 7TA

Application Ref: **2016/5142/P**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

3 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Academic House
24-28 Oval Road
London
NW1 7DT

Proposal:
Reprovision and installation of plant on roof; internal refurbishments.

Drawing Nos:

Location Plan;

1608-PL-001-rev.A, 1608-PL-101-rev.A, 1608-PL-201-rev.A, 1608-PL-301-rev.A, 1608-PL-401-rev.A, 1608-PL-501-rev.A, 1608-PL-601-rev.A, 1608-PL-605-rev.A, 1608-PL-700A-rev.A, 1608-PL-701A-rev.A, 1608-PL-702A-rev.A, 1608-PL-703A-rev.A, 1608-PL-704-rev.A, 1608-PL-705-rev.A;

1608-PL-002-rev.C, 1608-PL-102-rev.C, 1608-PL-202-rev.C, 1608-PL-302-rev.C, 1608-PL-402-rev.C, 1608-PL-502-rev.C, 1608-PL-601-rev.C [sic], 1608-PL-003-rev.B, 1608-PL-103-rev.B, 1608-PL-203-rev.B, 1608-PL-303-rev.B, 1608-PL-403-rev.B, 1608-PL-503-rev.B, 1608-PL-603-rev.B, 1608-AA-213-rev.A, 1608-AA-212-rev.A, 1608-AA-206-rev.B, 1608-AA-200-rev.C, 1608-AA-208-rev.A (M&E mark-up), 1608-GA-003-rev.D (partitions mark-up), 1608-DT-323-rev.A (mark-up), 1608-PL-710-rev.A, 1608-PL-708-rev.A, 1608-PL-707-rev.A, spacelab - Project Alice - Look & Feel - Staircase;

MJXXX-R-PL-M-108_P2, MJXXX-R-PL-M-107_P2, MJXXX-X-PL-304_P1, MJXXX-X-PL-303_P1, MJXXX-X-PL-302_P1, MJXXX-X-PL-301_P1, MJXXX-X-PL-300_P2, MJXXX-X-



PL-203_P5, MJXXX-X-PL-201_P5, MJXXX-X-PL-200_P5, MJXXX-X-PL-101_P4, MJXXX-X-PL-100_P5, MJXXX-X-PL-001_P3;
Design & Access Statement + Appendix A (Photographic Schedule), Appendix B (Heritage Impact Assessment Combined (version 3), Appendix C (AJ: Gilbey House, 1937);
Heritage Statement (September 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan;

1608-PL-001-rev.A, 1608-PL-101-rev.A, 1608-PL-201-rev.A, 1608-PL-301-rev.A, 1608-PL-401-rev.A, 1608-PL-501-rev.A, 1608-PL-601-rev.A, 1608-PL-605-rev.A, 1608-PL-700A-rev.A, 1608-PL-701A-rev.A, 1608-PL-702A-rev.A, 1608-PL-703A-rev.A, 1608-PL-704-rev.A, 1608-PL-705-rev.A;
1608-PL-002-rev.C, 1608-PL-102-rev.C, 1608-PL-202-rev.C, 1608-PL-302-rev.C, 1608-PL-402-rev.C, 1608-PL-502-rev.C, 1608-PL-601-rev.C [sic], 1608-PL-003-rev.B, 1608-PL-103-rev.B, 1608-PL-203-rev.B, 1608-PL-303-rev.B, 1608-PL-403-rev.B, 1608-PL-503-rev.B, 1608-PL-603-rev.B, 1608-AA-213-rev.A, 1608-AA-212-rev.A, 1608-AA-206-rev.B, 1608-AA-200-rev.C, 1608-AA-208-rev.A (M&E mark-up), 1608-GA-003-rev.D (partitions mark-up), 1608-DT-323-rev.A (mark-up), 1608-PL-710-rev.A, 1608-PL-708-rev.A, 1608-PL-707-rev.A, spacelab - Project Alice - Look & Feel - Staircase;
MJXXX-R-PL-M-108_P2, MJXXX-R-PL-M-107_P2, MJXXX-X-PL-304_P1, MJXXX-X-PL-303_P1, MJXXX-X-PL-302_P1, MJXXX-X-PL-301_P1, MJXXX-X-PL-300_P2, MJXXX-X-PL-203_P5, MJXXX-X-PL-201_P5, MJXXX-X-PL-200_P5, MJXXX-X-PL-101_P4, MJXXX-X-PL-100_P5, MJXXX-X-PL-001_P3;
Design & Access Statement + Appendix A (Photographic Schedule), Appendix B (Heritage Impact Assessment Combined (version 3), Appendix C (AJ: Gilbey House, 1937);

Heritage Statement (September 2016).

Reason:

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

- 4 Prior to commencement of the relevant works, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

- 5 Prior to commencement of the relevant works, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that all machinery, plant/ equipment or extract/ ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration.

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 Reasons for granting permission: [Delegated]
Academic House is a complex of office buildings with two current occupiers: one in the basement, and the other over the ground to sixth floors.

The proposals would refurbish the existing offices, including by the replacement of the existing heating and cooling system, which is partly non-functioning and otherwise inefficient, requiring the addition of plant to the roof. The plant has been situated to avoid any impact on the visible elevations of historic lightwells, and to minimise its visibility in views from surrounding Conservation Areas and from within the setting of nearby listed buildings; such that there will be no additional visual impact from ground level.

The proposed rooftop plant has been substantially reduced in scale and specification through negotiation on the application. The Council does not consider the development to be noise sensitive, but will require submission of reports assuring appropriate noise levels and vibration mitigation measures.

Consultation was undertaken by placement of a site and press notice, and no objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of nearby listed buildings and to conserving and enhancing the character and appearance of the conservation area, under ss.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 consolidated and amended since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 4 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.

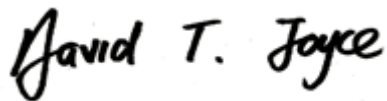
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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
Executive Director Supporting Communities