

Mr Donald Messenger
Deloitte LLP
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/4618/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

31 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Ramsay Hall
20 Maple Street
London
W1T 5HB

Proposal: Roof extension to Rome block, external alterations associated with remodelling of 5th floor including alterations to elevations and plant, the creation of a rear glazed walkway extension and infill at ground level, relocation of main entrance, elevational alterations and associated refurbishment works for student accommodation (Sui Generis).

Drawing Nos: 1438_DWG_PL_000 Rev B, 1438_DWG_PL_001 Rev A,
1438_DWG_PL_002 Rev A, 1438_DWG_PL_003 Rev A, 1438_DWG_PL_004 Rev A,
1438_DWG_PL_005 Rev A, 1438_DWG_PL_006 Rev A, 1438_DWG_PL_020 Rev A,
1438_DWG_PL_021 Rev A, 1438_DWG_PL_022 Rev A, 1438_DWG_PL_023 Rev A,
1438_DWG_PL_030 Rev A, 1438_DWG_PL_031 Rev A, 1438_DWG_PL_032 Rev A,
1438_DWG_PL_0B1 Rev A, 1438_DWG_PL_100 Rev A, 1438_DWG_PL_110 Rev A,
1438_DWG_PL_200 Rev A, 1438_DWG_PL_201 Rev A, 1438_DWG_PL_202 Rev A,
1438_DWG_PL_203 Rev A, 1438_DWG_PL_204 Rev A, 1438_DWG_PL_205 Rev A,
1438_DWG_PL_206 Rev A, 1438_DWG_PL_220 Rev A, 1438_DWG_PL_221 Rev A,
1438_DWG_PL_222 Rev A, 1438_DWG_PL_223 Rev A, 1438_DWG_PL_230 Rev A,
1438_DWG_PL_231 Rev A, 1438_DWG_PL_232 Rev A, 1438_DWG_PL_233 Rev A,
1438_DWG_PL_2B0 Rev A, 1438_DWG_PL_2B1 Rev A, 1438_DWG_PL_DAS Rev A,



15-T014 05 Rev B, Daylight and Sunlight Report by GVA dated July 2015, Plant Noise Assessment - Ramsay Hall UCL by Parsons Brinckerhoff dated February 2015, Transport Statement by Icen Projects dated August 2015 and Energy and Sustainability Statement by Parsons Brinckerhoff dated August 2015.

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 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: 1438_DWG_PL_000 Rev B, 1438_DWG_PL_001 Rev A, 1438_DWG_PL_002 Rev A, 1438_DWG_PL_003 Rev A, 1438_DWG_PL_004 Rev A, 1438_DWG_PL_005 Rev A, 1438_DWG_PL_006 Rev A, 1438_DWG_PL_020 Rev A, 1438_DWG_PL_021 Rev A, 1438_DWG_PL_022 Rev A, 1438_DWG_PL_023 Rev A, 1438_DWG_PL_030 Rev A, 1438_DWG_PL_031 Rev A, 1438_DWG_PL_032 Rev A, 1438_DWG_PL_0B1 Rev A, 1438_DWG_PL_100 Rev A, 1438_DWG_PL_110 Rev A, 1438_DWG_PL_200 Rev A, 1438_DWG_PL_201 Rev A, 1438_DWG_PL_202 Rev A, 1438_DWG_PL_203 Rev A, 1438_DWG_PL_204 Rev A, 1438_DWG_PL_205 Rev A, 1438_DWG_PL_206 Rev A, 1438_DWG_PL_220 Rev A, 1438_DWG_PL_221 Rev A, 1438_DWG_PL_222 Rev A, 1438_DWG_PL_223 Rev A, 1438_DWG_PL_230 Rev A, 1438_DWG_PL_231 Rev A, 1438_DWG_PL_232 Rev A, 1438_DWG_PL_233 Rev A, 1438_DWG_PL_2B0 Rev A, 1438_DWG_PL_2B1 Rev A, 1438_DWG_PL_DAS Rev A, 15-T014 05 Rev B, Daylight and Sunlight Report by GVA dated July 2015, Plant Noise Assessment - Ramsay Hall UCL by Parsons Brinckerhoff dated February 2015, Transport Statement by Icen Projects dated August 2015 and Energy and Sustainability Statement by Parsons Brinckerhoff dated August 2015.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails

shall be fixed or installed on the external face of the buildings, with the exception of the courtyard elevations without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of secure and covered cycle storage area for 32 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its 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 CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension to the Rome block is considered to be a modest addition to part of the roof of the host building and would be acceptable in terms of scale and siting. The roof extension would be set behind a parapet wall to the Grafton Way elevation with a sloped mansard style to the courtyard elevation. The windows within the extension would relate to those in the elevations below. The roof extension is considered to have been sensitively thought out to preserve and enhance the character and appearance of the Fitzroy Square Conservation Area and would not harm the setting of the neighbouring listed buildings.

It is proposed to have a glazed link to the internal courtyard area to improve connectivity across all of the blocks within the site. The link would contain a series of lounge and informal areas and would hold a green sedum roof. This is considered to be a suitable addition to the courtyard area which would not harm the integrity of the parent building. Given its location it would not harm the character

and appearance of the conservation area.

The proposed new entrance to the corner of Maple Street and Whitfield Street would respect the integrity of the parent building and is considered to be a relatively modest alteration to these elevations. The proposed works would provide a clear entrance to the building, defining its character within the surrounding area.

The proposed alterations to the elevations include re-facing the 1st-4th floors and the works at 5th floor level. The works at 5th floor level would include a small extension to the stair core and footprint of the roof level and the removal of redundant plant and unused structures at roof level which are visible from the street. In replacement of the redundant plant it is proposed to install 2 heat recovery units and a dry cooler together with extract fans at roof level. To the roof of the 5th floor it proposed to erect a new hand rail which would be set in 3.2m from the main façade of the building. The proposed works are considered acceptable improvements to the building's façade which would improve the facades of the building and preserve and enhance the character and appearance of the conservation area.

The landscaping working to the courtyard area are a welcomed alteration which would improve the usability of the space for future students and would enhance the character of the courtyard area.

With regard to transport impact, there would be a reduction in the width of the crossover on Whitfield Street which would still provide for a vehicle to enter the site. Given the nature of the works, there would be a Construction Management Plan secured via Section 106 legal agreement together with a highways contribution to mitigate the impact of the development on the adjoining highway. There are 32 existing cycle spaces, these are to be relocated and improved in accordance with CPG7, details of which are to be secured via condition. All servicing of the building would happen within the site, details of which would be secured via condition.

Due to the nature of the development it would not impact on neighbour amenity in terms of daylight, sunlight, outlook or privacy. With regard to noise, the applicant has provided a noise assessment to establish the existing background noise levels. The plant that will be used at the application site will not exceed 5dB below the minimum external background noise at the nearest noise sensitive receptors. Therefore the proposed plant would not cause harm to neighbour amenity. The development would improve the sustainability of the building which currently operates with very poor energy efficiency. The applicant has undertaken a BREEAM pre-assessment which demonstrates the building will meet Excellent, this is a welcomed improvement in terms of sustainability.

- 2 No objections were received prior to making this decision, one letter of support has been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.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 CS3, CS5, CS6, CS9, CS10, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP9, DP16, DP17, DP18, DP20, DP21, DP22, DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.16, 5.2, 5.3, 5.7, 5.11, 6.9, 6.13, 7.4, 7.6, 7.8, 7.15, and 7.19 of the London Plan 2011; and paragraphs 14, 17, 29, 30, 32, 35, 56-66, 69, 70, 93, 95, 97, 109, 117, 123, and 126-141 of the National Planning Policy Framework.

3

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).

4

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.

5

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment