

Application ref: 2017/5071/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 25 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

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camden.gov.uk

planning@camden.gov.uk
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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Ort House Conference Centre
126 Albert Street
London
NW1 7NE

Proposal:

Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwells to front and rear, alterations to ground floor front fenestration and installation of new plant at lower ground floor level.

Drawing Nos: Waldrums Daylight and Sunlight Report 23rd August 2017, Environmental Equipment Corporation Ltd Background Noise Survey Report 23rd August 2017, Energy & Sustainability Statement XC02 August 2017, Design and Access Statement Rev A September 2017, Ground Engineering Site Investigation Report June 2017, Barrell Tree Consultancy Arboricultural Assessment & Method Statement 13 July 2017, Tree Protection Plan 17148-BT1, Conisbee Basement Impact Assessment: Structural Method Statement 02 Aug 2017, PA01, PA 02, PA 03, PA 04, PA 05, PA 06 Revision A, PA 07 Revision A, PA 08, PA 09 Revision A, PA 10 Revision A, PA 11 Revision A, PA 12 Revision A, PA 13 Revision A, PA 14 Revision A, PA 15, PA 16 Revision A, PA 17 Revision A, PA 18 and SK100.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Waldrums Daylight and Sunlight Report 23rd August 2017, Environmental Equipment Corporation Ltd Background Noise Survey Report 23rd August 2017, Energy & Sustainability Statement XC02 August 2017, Design and Access Statement Rev A September 2017, Ground Engineering Site Investigation Report June 2017, Barrell Tree Consultancy Arboricultural Assessment & Method Statement 13 July 2017, Tree Protection Plan 17148-BT1, Conisbee Basement Impact Assessment: Structural Method Statement 02 Aug 2017, PA01, PA 02, PA 03, PA 04, PA 05, PA 06 Revision A, PA 07 Revision A, PA 08, PA 09 Revision A, PA 10 Revision A, PA 11 Revision A, PA 12 Revision A, PA 13 Revision A, PA 14 Revision A, PA 15, PA 16 Revision A, PA 17 Revision A, PA 18 and SK100.

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

- 4 The flat roof area on the north side of the building at third floor level, shall not be used at any time as an amenity roof terrace.

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The cumulative sound level from the plant shall be 10dB(A) or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements and EEC's Background Survey Report reference: EC15319-003. A report demonstrating compliance with the above requirements shall be submitted to the council following installation and operation of the plant equipment.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, including sections at 1:10 of the new ground floor front windows shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 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



David Joyce
Director of Regeneration and Planning