

Application ref: 2018/1361/P
Contact: John Diver
Tel: 020 7974 6368
Date: 7 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Simply Planning
15 Buckingham Gate
London
SW1E 6LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Fitzroy Square
London
W1T 6DD

Proposal:

Rear extensions at ground floor level including roof terrace and new access door above following the demolition of first floor rear projection. Refurbishments to building incl. lowering of floor to front vault and installation of new AC plant all in association with the continued use of the building as an office (B1a)

Drawing Nos: (Prefix: SKK2131/) 002 rev A, 101 rev H, 102 rev H, 103 rev J, 104 rev J, 105 rev J, 109 rev E, 110 rev H, 111 rev C, 112 rev B, 113 rev B, 114 rev A, 115 rev A, 120 rev A.

Supporting files: Basement Impact Assessment Screening Report (ref.C12496), Covering Letter (dated 13.03.18), Environmental Noise Assessment (ref.103558.ph.Issue1), Heritage statement (ref.3184) dated March 2018, Opening-up works report (ref.3184) dated July 2018, Sketch of pipe route (rev A).

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: (Prefix: SKK2131/) 002 rev A, 101 rev H, 102 rev H, 103 rev J, 104 rev J, 105 rev J, 109 rev E, 110 rev H, 111 rev C, 112 rev B, 113 rev B, 114 rev A, 115 rev A, 120 rev A.

Supporting files: Basement Impact Assessment Screening Report (ref.C12496), Covering Letter (dated 13.03.18), Environmental Noise Assessment (ref.103558.ph.Issue1), Heritage statement (ref.3184) dated March 2018, Opening-up works report (ref.3184) dated July 2018, Sketch of pipe route (rev A).

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

- 4 Prior to its first use, the air handling equipment shall be provided with sound attenuation measures in accordance with Section 6. 3 and Table 3 of the approved Acoustic Report (ref. 103558.ph.Issue1) and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 5 The cumulative sound level from the proposed external building services and fixed plant shall be at least 13B (due to perceived impulsivity) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation, assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 The external rear terrace at first floor level shall not be used outside of the following hours: 09:00 - 20:00 Monday - Friday and not during weekends or bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

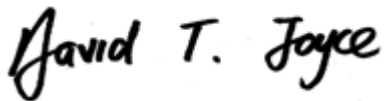
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 38 of the National Planning Policy Framework 2018.

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