



Application ref: 2016/5760/P
Contact: Seonaid Carr
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Date: 16 August 2018

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

Phone: 020 7974 4444

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planning@camden.gov.uk

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Allies and Morrison
85 Southwark Street
London
SE1 0HX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Roundhouse Theatre
Chalk Farm Road
London
NW1 8EH

Proposal:

The erection of a new building ranging from two to four storeys in height to accommodate new studios (Class D1) and offices (Class B1) within the service yard and the addition of a sixth storey to the existing 'container' office building for office accommodation (Class B1) together with installation of rail side storage containers and associated works within the service yard area.

Drawing Nos: 1056_07_001 Rev P3, 1056_07_002 Rev P3, 1056_07_003 Rev P4, 1056_07_004 Rev P4, 1056_07_010 Rev P4, 1056_07_011 Rev P4, 1056_07_012 Rev P4, 1056_07_013 Rev P3, 1056_07_014 Rev P3, 1056_07_015 Rev P3, 1056_07_016 Rev P3, 1056_07_018 Rev P3, 1056_07_019 Rev P4, 1056_07_020 Rev P4, 1056_07_021 Rev P4, 1056_07_022 Rev P3, 1056_07_030 Rev P3, 1056_07_031 Rev P3, 1056_07_032 Rev P3, 1056_07_033 Rev P3, 1056_07_050 Rev P3 and 1056_07_060 Rev P4.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1056_07_001 Rev P3, 1056_07_002 Rev P3, 1056_07_003 Rev P4, 1056_07_004 Rev P4, 1056_07_010 Rev P4, 1056_07_011 Rev P4, 1056_07_012 Rev P4, 1056_07_013 Rev P3, 1056_07_014 Rev P3, 1056_07_015 Rev P3, 1056_07_016 Rev P3, 1056_07_018 Rev P3, 1056_07_019 Rev P4, 1056_07_020 Rev P4, 1056_07_021 Rev P4, 1056_07_022 Rev P3, 1056_07_030 Rev P3, 1056_07_031 Rev P3, 1056_07_032 Rev P3, 1056_07_033 Rev P3, 1056_07_050 Rev P3 and 1056_07_060 Rev P4.

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

- 3 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) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including typical façade junction details demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

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

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

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and

approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 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 continuous, 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to occupation of the hereby approved development a Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include details of how the site would be serviced and deliveries managed. No servicing shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies A1, T1, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of secure and covered cycle storage area for 52 long stay spaces and details of the 13 short stay spaces 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 use of the development, and permanently retained thereafter.

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

- 10 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 12 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: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 13 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and

approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 14 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 15 The development shall not be occupied until the disabled parking spaces as shown on the hereby approved plans are provided. Thereafter the provision of spaces for blue badge holders shall be retained and used for no purpose other than for the parking of vehicles of blue badge holders occupiers and using the development site.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 16 Prior to the installation of the lighting to the hereby approved storage containers located to the southern corner of the site detailed plans of the location of the lighting, including the angle at which they are positioned together with manufacture details to include levels of light emission shall be submitted to an approved in writing by the Local Planning Authority. The lighting shall thereafter be implemented in accordance with the approved details.

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

- 17 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads point sources of emission and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of occupiers of the building in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 With regard to condition 8 please note the Servicing Management Plan shall include details of the following:
 - a) a requirement for delivery vehicles to unload from a specific suitably located area including swept path drawings;
 - b) details of a 'Waste and Recycling Strategy'
 - c) details of the person(s) responsible for directing and receiving deliveries to the Property and measures to coordinate vehicle movements
 - d) details of vehicle movements and deliveries (including size, frequency, duration, hours, proposed routes, nature of goods)
 - e) measures to minimise impact on residents and ensure safety
 - f) a servicing statement detailing minimisation of deliveries, coordinating needs of the different uses across the site
 - g) mechanisms for vehicle control and enforcement of all vehicle controls and measures.

- 2 You are advised that this proposal will be liable for the Community Infrastructure Levy (CIL) on the additional floorspace. You are advised to contact the Council's CIL team for more information. If you require an exemption from CIL, you should apply for such an exemption via cil@camden.gov.uk.

- 3 Your proposals may be subject to the Building Regulations and/or the London Building Acts 1944 and 1991, particularly in relation to fire, access and emergency escape, and the need for fire doors between dwellings. You are advised to consult the Council's Building Control team at Camden Town Hall, Argyle Street, WC1H 8EQ.

Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in relation to arrangements for ventilation and the extraction of cooking fumes and

Your attention is also drawn to the need for compliance with the Noise and Vibration 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, 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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 7 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.
- 8 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 9 You are advised of the following comments from Network Rail whose land adjoins the development site:

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- . encroach onto Network Rail land
- . affect the safety, operation or integrity of the company's railway and its infrastructure
- . undermine its support zone
- . damage the company's infrastructure
- . place additional load on cuttings
- . adversely affect any railway land or structure
- . over-sail or encroach upon the air-space of any Network Rail land
- . cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning