

Application ref: 2017/5648/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 1 June 2018

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

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk
www.camden.gov.uk

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Maple House
141-150 Tottenham Court Road
London
W1T 7NF

Proposal:

Change of use of basement from retail (Class A1) to flexible use of retail (Class A1) and assembly and leisure (Class D2).

Drawing Nos: 140185-141, 140185-SP, MM032-B, MM032-CP and Planning Statement Maple House October 2017.

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:

140185-141, 140185-SP, MM032-B, MM032-CP and Planning Statement Maple House October 2017.

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

- 3 Before the use commences, details of secure and covered cycle storage area for long term and short term cycles and details of access to and from the cycle parking shall be submitted to and approved by the local planning authority. The approved cycle storage shall thereafter be provided in its entirety prior to the first occupation of any part of the unit, and permanently retained for its designated use thereafter, unless variation is agreed in writing by the Local Planning Authority.

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.

- 4 Prior to occupation of the building hereby approved, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development, shall be submitted to and approved in writing by the local planning authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC1 of the Camden Local Plan 2017.

- 5 Prior commencement of any D2 use at the premises, a Use Management Plan shall be submitted to and approved by the local planning authority. Details submitted must demonstrate meaningful consultation has been undertaken with University College London Hospital, the 30 - 40 Grafton Way Tenants and Residents Association, and ward councillors, and their views taken into account in formulating the plan. The Use Management Plan shall provide a description of the proposed use include the following:

- Employee numbers
- Anticipated customer and visitor numbers
- Proposed operating hours
- Any measures to manage customers and visitors to the site
- Any other measures that mitigate potential noise impact within and outside the site

The use shall be carried out in accordance with the Use Management Plan thereafter.

Reason: To safeguard the amenities of the site and the area generally in accordance with the requirements of policies A1 and DM1 of the Camden Local Plan 2017

- 6 The car parking areas identified as 60 and 61, on plan MM032-CP shall be used

solely for cycle storage and no car parking spaces within the shared basement area shall be used for car parking in associated with the uses hereby approved.

Reason: To ensure the development remains car-free in accordance with the requirements of policy T2 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 5 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.
- 6 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.
- 7 As requested by the planning committee, the council will consult University College London Hospital, the 30 - 40 Grafton Way Tenants and Residents Association, and

ward councillors, when considering any submitted use management plan (Condition 5).

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
Director of Regeneration and Planning