

Application ref: 2017/6946/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 18 September 2018

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

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

GCP
Suite 10, Corum 2 Corum Office Park
Crown Way
Bristol
BS30 8FJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Elizabeth House
4-7 Fulwood Place
London
WC1V 6HG

Proposal:

Erection of two storey roof extension with plant area to office building, 4 storey rear extension (total 432sqm), opening up of front lightwell to provide access to basement floor, alterations to entrance and rear lightwell.

Drawing Nos: Existing: 17008 - 000 rev A, 17008/200 rev B, 17008/201 rev B, 17008/202 rev B.

Proposed: 17008/203 rev E, 17008/204 rev H, 17008/205 rev I, 17008/211 rev F, 17008/212 rev C, 17008/220 rev B, 17008/221 rev A.

Documents: Letter from Strettons dated 28/02/2018; Daylight & Sunlight Report ref: MC/SH/KW/ROL7671 dated 20/10/2017; Noise Impact Assessment dated 06/12/2017 and Design & Access Statement dated December 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:

Existing: 17008 - 000 rev A, 17008/200 rev B, 17008/201 rev B, 17008/202 rev B.

Proposed: 17008/203 rev E, 17008/204 rev H, 17008/205 rev I, 17008/211 rev F, 17008/212 rev C, 17008/220 rev B, 17008/221 rev A.

Documents: Letter from Strettons dated 28/02/2018; Daylight & Sunlight Report ref: MC/SH/KW/ROL7671 dated 20/10/2017; Noise Impact Assessment dated 06/12/2017 and Design & Access Statement dated December 2017.

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 Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Plan, elevation and section drawings of proposed balustrades and entrance railings at a scale of 1:20.
- c) Samples and manufacturer's details of all new materials including bronze cladding and ground floor steps (provided on-site).
- d) Plan, elevation and section drawings of the proposed plant screen at a scale of 1:20.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details and the sample panels retained on site during the course of construction.

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 music or amplified sound shall be played on the roof terrace at any time.

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

generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the fifth-floor roof terrace hereby permitted shall be restricted to the following times and will not be used at any other time: 8am-6pm Monday - Fridays. The terrace shall not be used on Saturdays, Sundays and bank holidays.

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

- 6 Prior to occupation of the building, cycle parking for eight bicycles shall be provided in its entirety at basement level as shown on approved drawing reference 17008/203 rev E and permanently retained as such 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.

- 7 Prior to occupation, detailed drawings and manufacturer specifications of the plant and machinery and any necessary mitigation measures shall be submitted to and approved in writing by the Council. No plant and machinery shall be used until it has been installed in accordance with the approved details, and it shall thereafter be retained and operated in accordance with those details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 facade shall be at least 15dB(A) below the LA90, expressed in dB(A). The proposed plant shall be installed and constructed to ensure compliance with the above requirements and external noise limits presented in Table 12 of Noise Impact Assessment report prepared by MLM Consulting Engineers Limited ref: 102034-MLM-ZZ-XX-RP-U-0001 dated 6/12/2017.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the 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 advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £21,625.00 (432.5sqm x £50) for the Mayor's CIL and £19,462.50 (432.5sqm x £45 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

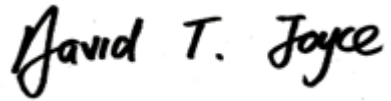
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your attention is drawn to the fact that there 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 paragraph 38 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