

Application ref: 2018/3181/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 23 October 2018

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London WC2H 0JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Da Vinci House**  
**44 Saffron Hill**  
**London EC1N 8FH**

Proposal:

Variation of conditions 3 (approved plans) and 7 (cycle storage) of planning permission ref 2017/4555/P dated 26.01.18 (for Change of use of the lower ground and part ground floor from an internal car parking area to Class B1a use, together with minor external alterations), namely to replace the approved 9 cycle spaces on lower ground floor by 9 cycle spaces on a new mezzanine floor.

Drawing Nos: Location plan, G001F, LG001E, cover letter by Iceni dated 05/07/18

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 the original planning permission ref 2017/4555/P dated 26/01/18.

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 policies 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- Location plan, E001 Rev A, S001, E002 Rev A, E003 Rev., ex-E001, LG001 Rev E, ex-G001, G001 Rev F, ex-E002, ex-LG001, EXS001; Addendum to Sustainability and Energy Statement dated Jan 2018 produced by Icenj Projects Limited, Sustainability & Energy Statement dated Aug 2017, BREEAM Pre-assessment Report dated 21.07.2017 prepared by Sustainable Construction Services, Planning, Heritage, Design and Access Statement dated August 2017 produced by Icenj Projects Limited; Plant Noise Assessment Report 17/0414/R1 (revision 2) produced by Cole Jarman

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

- 4 The mechanical plant shall be installed in accordance with the details thus approved in the Plant Noise Assessment Report ref: ref: 17/0414/R1 including the required mitigation measures identified in Section 4.2 of the report. The acoustic louvre and exhaust silencers shall be retained thereafter and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development site and existing residents is not adversely affected by noise from mechanical equipment, in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 5 The development hereby approved shall be constructed in accordance with the approved Energy and Sustainability Statement (Aug 2017) as amended by approved Addendum (January 2018) to achieve an agreed 18.53% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and an agreed 2.05% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 6 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved Energy and Sustainability Statement (Aug 2017) as amended by approved Addendum (January 2018).

a) Prior to commencement of work on site, a BREEAM Design Stage Assessment Report by an independent licensed BREEAM assessor demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority. (This has

been approved on 26/04/18 under ref 2018/1313/P).

b) Prior to occupation, a BREEAM Post Construction Assessment Report by an independent licensed BREEAM assessor demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 7 The development shall not be occupied until the whole of the cycle parking provision shown on the approved mezzanine/ground floor plan is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

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

#### Informative(s):

- 1 Reasons for granting permission-

Condition 7 requires the cycle parking to be provided in accordance with the approved plans. These plans showed 9 cycles to be accommodated in the lower ground office floor. The plan is now to relocate this to a dedicated store in a new mezzanine floor to be installed above the refuse store in the ground floor carpark. As revised, this will now accommodate 9 cycle spaces and accessible by lift.

Although the store is not fully compliant with Council standards in terms of space and dimensions, Council transport officers have accepted that, in the circumstances of the property's layout and accessibility and the space available, the revised store is adequate and acceptable. The store will continue to provide the required level of cycle parking in accordance with local standards. Conditions 3 and 7 relating to cycle parking will thus be reworded to refer to the new revised plans.

The revised store has no impact otherwise on the use or servicing of these floors and, being entirely internal, no impact on the external appearance of the property. All other aspects of the approved plans remain the same.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017. The proposed

development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

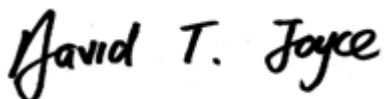
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
  
- 3 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.

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