

Ms Lizzie Cowan
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2015/4232/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

9 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Camden People's Theatre
58 Hampstead Road
London
NW1 2PY

Proposal:

Change of use of upper floors from sui generis to provide 5x residential (C3) units (4x one bed units and 1x two bed unit), erection of new stair tower, first floor rear extension, new roof terrace and alterations to front and rear facades.

Drawing Nos: (Pre fix 1328) P7-001; P7-002; P7-010; P7-011; P7-012; P7-013; P7-014; P7-015 Rev A; P7-031 Rev B; P7-099; P7-100; P7-101; P7-102; P7-103; P7-104; P7-105 Rev A; P7-106 Rev A; P7-301 Rev B; P7-401; Accon UK Sound Insulation Assessment (version A2524/N/005 28.09.2015); ACCON UK Briefing Note (Technical review note V4 28/09/2015); ACCON UK Technical Note (28th September 2015); Right of Light Daylight and Sunlight Study (June 2015); Planning Statement (July 2015); SD6 Air Quality Statement (May 2015); Addendum to Air Quality Assessment (June 2015); SD10 Ecology Assessment (May 2015); SD8 Energy and Sustainability Statement (May 2015); SD11 Noise and Vibration (May 2015); 1328_SK300915 (Sketch showing acoustic treatment at GF/1F dated 30/09/15); Design and Access Statement (July 2015).



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Pre fix 1328) P7-001; P7-002; P7-010; P7-011; P7-012; P7-013; P7-014; P7-015 Rev A; P7-031 Rev B; P7-099; P7-100; P7-101; P7-102; P7-103; P7-104; P7-105 Rev A; P7-106 Rev A; P7-301 Rev B; P7-401; Accon UK Sound Insulation Assessment (version A2524/N/005 28.09.2015); ACCON UK Briefing Note (Technical review note V4 28/09/2015); ACCON UK Technical Note (28th September 2015); Right of Light Daylight and Sunlight Study (June 2015); Planning Statement (July 2015); SD6 Air Quality Statement (May 2015); Addendum to Air Quality Assessment (June 2015); SD10 Ecology Assessment (May 2015); SD8 Energy and Sustainability Statement (May 2015); SD11 Noise and Vibration (May 2015); 1328_SK300915 (Sketch showing acoustic treatment at GF/1F dated 30/09/15); Design and Access Statement (July 2015).

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

- 4 The noise level in rooms at the development hereby approved shall meet the current noise standard specified in BS8233:2014 for internal rooms and external amenity areas and mitigation measures implemented as per report ref: A2524/N/005 dated 28th September 2015.

Prior to first occupation of the development a post completion noise assessment shall be submitted to and approved by the local planning authority in writing. The assessment shall demonstrate compliance with the noise criteria and any additional steps to mitigate noise shall be taken, as necessary. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration

- 5 Notwithstanding the approved plans, the proposed new residential entrance onto Drummond Street shall not open onto the street, but open inwards towards the property.

Reason: In the interest of highways safety as highlighted by policy DP16

- 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 sustainability statement (Energy and Sustainability Statement, May 2015, TGA consulting engineers), including but not limited to:
- Mitigation measures proposed to limit excessive solar gain to reduce the risk of overheating
 - Materials selection to minimise environmental impact and from a responsible source

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 effects of, and can adapt to a changing climate in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby approved shall incorporate energy efficiency features following the hierarchy of energy efficiency, decentralised energy and renewable energy technologies set out in the London Plan (2011) Chapter 5 (particularly Policy 5.2) to secure a minimum 20% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013. 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: In the interest of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The footway and carriageway on the TLRN must not be blocked during the construction phase. Temporary obstruction during the works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic.

Reason: To comply with Transport for London regulations.

- 10 Prior to occupation the approved waste storage and recycling facilities as shown on the approved drawings shall be implemented in full and maintained on site thereafter.

Reason: In accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 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) Proposed windows, including 1:10 sections through the frame and glazing bars
- b) Bronze cladding
- c) Rear extension

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

- 12 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 ** CMP

No construction activities other than site clearance, demolition and preparatory works, shall take place until a Construction Management Plan (CMP) including an Air Quality Assessment) has been submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the construction period and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

14 ** Car free

Prior to first occupation of the development hereby approved, the landowner would ensure through agreement that the occupiers of the premises are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Please note that a separate application is required for the proposed adverts at the site. 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).

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, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment