

Application ref: 2017/7053/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 29 November 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
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C4 Consulting
The Chapel
Old Cherry Lane
Lymm
WA13 0SZ

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 Industry Building
23-25 Hampshire Street
London
NW5 2TE

Proposal:

Erection of single storey front extension to reception; replacement of existing external lift shaft; replacement of existing single glazed windows with double glazed aluminium framed windows; replacement of rooflights and roof finishes, installation of roof plant, and associated alterations to office building (Class B1)

Drawing Nos: C4C-B1-Z1-A0-00-P2-00-000_C; C4C-B1-Z1-A0-00-P2-00-001_C; C4C-B1-Z1-A0-00-P2-01-001_C; C4C-B1-Z1-A1-20-E2-LL-001_C; C4C-B1-Z1-A1-20-E2-LL-002_C; C4C-B1-Z1-A1-20-E2-LL-003_C; C4C-B1-Z1-A1-20-E2-LL-101_B; C4C-B1-Z1-A1-20-E2-LL-102_B; C4C-B1-Z1-A1-20-E2-LL-103_B; C4C-B1-Z1-A1-20-E2-LL-202_C; C4C-B1-Z1-A1-20-P2-00-001_C; C4C-B1-Z1-A1-20-P2-01-001_C; C4C-B1-Z1-A1-20-P2-02-001_C; C4C-B1-Z1-A1-20-P2-R1-001_C; C4C-B1-Z1-A1-20-P2-00-100_B; C4C-B1-Z1-A1-20-P2-01-100_B; C4C-B1-Z1-A1-20-P2-02-100_B; C4C-B1-Z1-A1-20-P2-R1-100_B; C4C-B1-Z1-A1-20-P2-00-200_E; C4C-B1-Z1-A1-20-P2-01-200_D; C4C-B1-Z1-A1-20-P2-02-200_D; C4C-B1-Z1-A1-20-P2-R1-200_D; C4C-B1-Z1-A1-20-E2-LL-201_G; C4C-B1-Z1-A1-20-E2-LL-203_G.

Design and Access Statement by C4 Consulting dated May 2018; Transport Statement by AXIS dated April 2018; Noise Impact Assessment by ACA Acoustics dated February 2018 (Ref: 180202-R001)

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 D1 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:

C4C-B1-Z1-A0-00-P2-00-000_C; C4C-B1-Z1-A0-00-P2-00-001_C; C4C-B1-Z1-A0-00-P2-01-001_C; C4C-B1-Z1-A1-20-E2-LL-001_C; C4C-B1-Z1-A1-20-E2-LL-002_C; C4C-B1-Z1-A1-20-E2-LL-003_C; C4C-B1-Z1-A1-20-E2-LL-101_B; C4C-B1-Z1-A1-20-E2-LL-102_B; C4C-B1-Z1-A1-20-E2-LL-103_B; C4C-B1-Z1-A1-20-E2-LL-202_C; C4C-B1-Z1-A1-20-P2-00-001_C; C4C-B1-Z1-A1-20-P2-01-001_C; C4C-B1-Z1-A1-20-P2-02-001_C; C4C-B1-Z1-A1-20-P2-R1-001_C; C4C-B1-Z1-A1-20-P2-00-100_B; C4C-B1-Z1-A1-20-P2-01-100_B; C4C-B1-Z1-A1-20-P2-02-100_B; C4C-B1-Z1-A1-20-P2-R1-100_B; C4C-B1-Z1-A1-20-P2-00-200_E; C4C-B1-Z1-A1-20-P2-01-200_D; C4C-B1-Z1-A1-20-P2-02-200_D; C4C-B1-Z1-A1-20-P2-R1-200_D; C4C-B1-Z1-A1-20-E2-LL-201_G; C4C-B1-Z1-A1-20-E2-LL-203_G.

Design and Access Statement by C4 Consulting dated May 2018; Transport Statement by AXIS dated April 2018; Noise Impact Assessment by ACA Acoustics dated February 2018 (Ref: 180202-R001)

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

- 4 Before the relevant part of the work is begun, details in respect of the following, shall be submitted to and approved in writing by the local planning authority: Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site or submitted to 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work commences, details of a secure and covered cycle storage area for 20 cycles 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 occupation of any of the new units, 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.

- 6 Before the commencement of operation of the plant hereby approved, the roof plant shall be provided with acoustic isolation and suitable anti-vibration measures in accordance with the recommendations in Section 6 of the Acoustic Report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

- 7 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 façade shall be at least 15dB(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.

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.

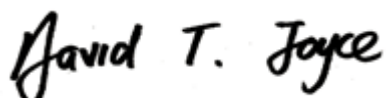
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for 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 2018.

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