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Athene Place
66 Shoe Lane
London
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Application Ref: **2015/3414/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

10 November 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:
96A-98 Chenies Mews
London
WC1E 6HX

Proposal:
Change of use of part basement, ground and first floors from education and teaching facilities (Class D1) to construction welfare facilities (Class Sui Generis) for a temporary period of 5 years, including installation of heat recovery unit and 2x condensers above first floor roof and 14 temporary cycle spaces within the site.

Drawing Nos: Site location plan; 681-G-: 141 Rev A; 140 Rev A; 182 Rev B; 181 Rev B; 180 Rev A; 172 Rev A; 171 Rev A; 170 Rev A; 133 Rev B; 132 Rev A; 131 Rev B; 130 Rev A; 113 Rev B; 112 Rev A; 111 Rev B; 110 Rev A; Building 204 - Welfare Management Plan dated 07/05/15; Transport Statement (Iceni Projects) dated June 2015; Planning Statement (Deloitte) dated June 2015; Noise Impact Assessment (Buro Happold) dated 18 May 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 and DP25 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: Site location plan; 681-G-: 141 Rev A; 140 Rev A; 182 Rev B; 181 Rev B; 180 Rev A; 172 Rev A; 171 Rev A; 170 Rev A; 133 Rev B; 132 Rev A; 131 Rev B; 130 Rev A; 113 Rev B; 112 Rev A; 111 Rev B; 110 Rev A; Building 204 - Welfare Management Plan dated 07/05/15; Transport Statement (Iceni Projects) dated June 2015; Planning Statement (Deloitte) dated June 2015; Noise Impact Assessment (Buro Happold) dated 18 May 2015.

Reason:

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

- 4 The use hereby permitted shall not be carried out outside the following times 06:30 to 19:30 Mondays to Fridays, 0700 to 1400 Saturdays and shall not be used at any time on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 policy CS5 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.

- 6 Before the use commences, the Heat Recovery Ventilation Unit and the Mitsubishi condenser shall be provided with acoustic attenuation in accordance with the Noise Impact Assessment (Buro Happold) dated 18 May 2015 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 policy CS5 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.

- 7 The permission is temporary for a period of 5 years from the date of this permission or until the property is no longer required for use as construction welfare facilities, whichever is the sooner, at which time the use of the premises as construction welfare facilities shall cease and the premises shall revert to their former lawful use which is educational teaching and facility space (Use Class D1).

Reason: In order that the long term use of the site may be properly considered in accordance with policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 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 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 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', written in a cursive style.

Ed Watson
Director of Culture & Environment