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| Address: | 96A-98 Chenies Mews London WC1E 6HX | | 11 |
| Application Number: | 2015/3414/P | Officer: David Peres Da Costa | |
| Ward: | Bloomsbury | | |
| Date Received: | 16/06/2015 | | |
| 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. | | | |
| Background Papers, Supporting Documents and Drawing Numbers: 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. | | | |
| RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a s106 legal agreement | | | |
| Applicant: | | Agent: | |
| University College London Gower Street London WC4E 6BT | | Deloitte LLP Athene Place 66 Shoe Lane London EC4A 3BQ | |

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ANALYSIS INFORMATION

| Land Use Details: | | | |
|--------------------------|--------------------|--|-------------------------|
| | Use Class | Use Description | Floorspace |
| Existing | <i>D1</i> | <i>Non-residential education institution</i> | <i>715m²</i> |
| Proposed | <i>Sui Generis</i> | <i>Construction welfare facilities</i> | <i>715m²</i> |

OFFICERS' REPORT

Reason for Referral to Committee: The Director of Culture and Environment has referred the application for consideration after briefing members. (Clause IX)

1. SITE

- 1.1. The site is a part 2 and part 4 storey terrace building with basement located within the Bloomsbury Conservation Area although the buildings are not identified as making a positive contribution to the Conservation Area. The site also backs onto the Grade II listed Buildings at 107-119 Gower Street.
- 1.2. The mews has been the subject of a pattern of unsympathetic development. Historic additions to the rear of many of the Gower Street listed buildings has partly (or wholly, in some instances) filled the rear garden areas.
- 1.3. The building was previously used by the Institute of Cancer (Haematology) who vacated the building in June 2006. The building has remained largely vacant since then. Immediately opposite the site are the Institute of Hepatology and the Hatter Institute. In the middle of the mews and towards the southern end of the Mews there are residential uses including Gordon Mansions on the west side and terrace houses on the east side.
- 1.4. The site is situated in the 'Central London Area' and the Fitzrovia Area Action Plan' (FAAP) area. The 'Ridgmount Gardens Character Area' within the FAAP is defined by the long parallel blocks and terraces. The character area is predominantly residential, but includes a number of student residences and hotels on Gower Street and a number of University College facilities on Chenies Mews. The buildings include Georgian terraced housing, Victorian/ Edwardian mansion blocks, and 20th century mews development.

2. THE PROPOSAL

- 2.1 Permission is sought for a change of use of part of the basement, ground and first floors (715sqm) from education and teaching facilities (Use Class D1) to construction welfare facilities (Sui Generis) for a temporary period of 5 years. The construction welfare facility is directly connected to the delivery of the UCL's Bloomsbury Masterplan. The masterplan will involve significant construction works to provide new and enhanced education facilities for the Bloomsbury Campus. The proposal also includes replacement plant (heat recovery unit and 2x condensers) above the first floor roof.

3. RELEVANT HISTORY

96A-98 Chenies Mews

- 3.1. **6816:** The carrying out of internal and external alterations at No. 98 Chenies Mews, Camden, in connection with its use for laboratories and ancillary offices by University College Hospital Medical School. Granted 24-02-1969
- 3.2. **34517R1:** The erection of a 2-storey laboratory building on the site of 96A, Chenies Mews to house a Leukaemia Research Unit, the erection of an extract duct up the rear elevation of 88-96, Chenies Mews and alterations the Chenies Mews elevation at ground floor level. Granted 30-09-1982

Lower Refectory, Wilkins Building

- 3.3. **2014/0329/P:** Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory. Granted Subject to a Section 106 Legal Agreement 14/08/2014

Wates House, 22 Gordon Street

- 3.4. 2014/3486/P: Enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1). Granted Subject to a Section 106 Legal Agreement 22/08/2014

Kathleen Lonsdale Building, 5 Gower Place

- 3.5. **2014/7223/P:** Replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows. Granted 28/01/2015

1-19 Torrington Place

- 3.6. **2012/4608/P:** Change of use from offices (Class B1a) to dual use as offices (Class B1a) and educational use (Class D1) for a temporary period of 10 years (excluding retail and other commercial units on Tottenham Court Road frontage). Granted Subject to a Section 106 Legal Agreement 03/12/2012
- 3.7. **2014/7526/P:** Installation of plant, in association with ancillary data storage at sub-basement level, comprising enclosure for 6 chiller units, transformers, emergency generators (with brown roof), acoustic screening and cycle parking all in the rear yard, following demolition of existing plant enclosure and sub-basement wall. Granted 02/02/2015

New Student Centre

- 3.8. **2015/3302/P:** Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following

demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access.

Astor College, 99 Charlotte Street

- 3.9. **2015/1139/P**: Refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms, elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage. Resolved to Granted Subject to a Section 106 Legal Agreement 25/6/15

Ramsay Hall, 20 Maple Street

- 3.10. **2015/4618/P**: Refurbishment of Ramsay Hall comprising a single storey roof top extension above the Rome block; external alterations associated with remodelling of 5th floor; the creation of a rear glazed walkway extension and infill at ground level; relocation of main access, elevational alterations, installation of new signage and associated works for student accommodation (Sui Generis). Application submitted 11/08/2015

4. CONSULTATIONS

Conservation Area Advisory Committee

- 4.1. Charlotte Street Association objects
- It is hard to imagine a less suitable location for the proposed use. The immediate surroundings of these premises has a large concentration of residents including children.
 - The intended use with the extended hours proposed, 6.30am to 7.30pm including weekends by upto 250 workers and staff for 5 years would cause serious, unavoidable and unacceptable disturbance.
 - It is incompatible with the Fitzrovia Area Action Plan which commits the Council to “supporting residential communities by protecting amenity and improving quality of life”.
 - UCL should locate the function east of Gower Street within their precinct on a site where only students and academics, who are the ultimate beneficiaries of the project, would be affected.

Local Groups

- 4.2. Gordon Mansions Residents Association objects:
- a) Inappropriate use in this highly concentrated residential area and it should be located to the east of Gower Street within the university/UCL’s precinct.
 - b) contrary to objective in Fitzrovia Area Action Plan of supporting the residential community by protecting and enhancing residential amenity and quality of life

- c) Every likelihood the temporary use will be extended over 5 years
- d) Our area can be a busy area in the daytime, and thus the quiet periods for residents are particularly important to protect. Most of this pedestrian traffic is likely to be pass the residential on both sides of the Mews
- e) Concerned that it will have weekend use and use on public and bank holiday.
- f) There should be no noise disturbance before 8am
- g) Will encourage the use of small coffee shops on Torrington Place causing disturbance to residents before 8am
- h) Will greatly increase new trips for Chenies Mews.
- i) No details of servicing
- j) No confidence in UCL managing or controlling this facility, so that residents will not be disturbed.

4.3. **Adjoining Occupiers**

| | |
|---|---|
| <i>Number of letters sent</i> | 4 |
| <i>Total number of responses received</i> | 3 |
| <i>Number in support</i> | 0 |
| <i>Number of objections</i> | 3 |

- 4.4. Two site notices were displayed from 24/6/2015 to 15/7/15 and the application was advertised in the local paper on 25/6/2015. Objections have been received from 3 occupiers of Chenies Mews and Gordon Mansions.
- Have already experienced feelings of intimidation by construction workers
 - Unacceptable increase in pedestrian movements
 - Planning statement incorrectly implies that only the southern end of the mews is residential
 - Increase in vehicular movements
 - Transport statement includes inaccuracies
 - Noise impact assessment does not mention residential properties – e.g. No 84 and does not include spectrum data for the condenser unit
 - the archway into the Mews will result in worker's voices echoing between the buildings and we will be woken and kept awake by them from 6.30am

5. POLICIES

5.1. **National and regional policy**

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

5.2 **LDF Core Strategy and Development Policies**

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS10 (Supporting community facilities and services)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting High Quality Places and Conserving Our Heritage)
CS19 (Delivering and monitoring the Core Strategy)

DP15 (Community and leisure uses)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP24 (Securing High Quality Design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the Impact of Development on Occupiers and Neighbours)
DP28 (Noise and vibration)

Fitzrovia Area Action Plan (adopted March 2014)

5.3 Supplementary Planning Policies

Camden Planning Guidance
Bloomsbury Conservation Area Appraisal and Management Strategy 2011

6. ASSESSMENT

6.1. Land use

- 6.2. The proposal would involve the loss of education and training floorspace (Use Class D1) for a temporary period of 5 years. Policy DP15 (Community and Leisure Uses) resists the loss of existing community facilities (which includes educational and training facilities) unless the specific community facility is no longer required in its current use.
- 6.3. The whole building has been vacant since June 2006. The building has remained vacant due to its size and the significant amount of investment required to bring it back into use. UCL has no short- medium term plans to develop or refurbish the building for education (D1) use. However, in the long term, the site would be used to accommodate education and teaching facilities.
- 6.4. This planning application seeks a temporary change of use for a 5 year period. Upon expiry of the planning permission, the use would revert to its original use as D1. The temporary loss would not lead to a shortfall of provision as no users would be displaced. It is therefore considered that the temporary loss of D1 use would meet the requirement of policy DP15.
- 6.5. Policy CS10 supports the provision of new facilities for Higher Education institutions. The temporary use of the building for construction welfare is directly connected to the delivery of the UCL's Bloomsbury Masterplan which will provide new and enhanced education facilities for the Bloomsbury Campus. Significant construction works will be required for the delivery of the Bloomsbury Masterplan. Each individual project will require separate contractors to undertake the required demolition and construction works. Construction projects include Wilkins Terrace and Lower Refectory, Wates House, Kathleen Lonsdale Building, 1-19 Torrington Place, New Student Centre, and Astor College.

- 6.6. UCL needs to provide welfare facilities for all workers needed by construction activity taking place concurrently across multiple sites. The facilities need to include changing rooms, a canteen, training facilities and office space. Meeting this requirement on individual project sites would not be efficient and a holistic approach to the campus is required.
- 6.7. A centralised construction welfare building would provide a number of benefits including limited duplication of facilities across the campus (such as multiple changing room and catering facilities). Focusing the required facilities in one location (within an existing vacant building) would also minimise its visual prominence and would avoid a proliferation of welfare facilities across the campus and so would minimise the visual impact of temporary construction compounds and facilities on the Bloomsbury Conservation Area. A centralised welfare building would allow UCL to control the movement of workers across the heavily used campus and therefore would minimise conflicts between different users and the disruption caused. UCL would be able to control how and when workers use the welfare facilities (e.g. by staggering shift breaks).
- 6.8. UCL has reviewed its university campus to assess all possible options to locate the welfare facilities. A feasibility study was prepared for the provision of multi-storey welfare facilities above the Christopher Ingold Building (CIB) on Gordon Street. However, the study concluded that the site was not suitable due to its prominence in street views within the Bloomsbury Conservation Area and the requirement to partly demolish the existing building. There are no vacant buildings or available space east of Gower Street. Implementing the Bloomsbury Masterplan has resulted in a requirement for decant space within the Bloomsbury Campus for temporary refectory and education facilities. Therefore temporary decant buildings are also currently required to be sited within the constraints of the campus.
- 6.9. The application site (96A-98 Chenies Mews) was identified as the most appropriate location for the centralised welfare facilities. The site would be suitable for the following reasons:
- The Site has remained vacant for over 9 years and could be used imminently to accommodate these facilities.
 - The Site is in a state of disrepair and needs investment to bring the building back into viable use. Fitting out the building for welfare facilities would allow UCL to improve the fabric of the building and secure its long term use for teaching and educational purposes. This would be a more cost effective and sustainable solution than providing a new temporary structure.
 - The Site is located within close proximity to the construction projects. This would be essential to ensure that all construction workers can easily access their individual sites;
 - The building has a PTAL rating of 6b and would be easily accessible via public transport for the construction workers (refer to transport section for further details);
 - The vacant building would be large enough to fully accommodate the required facilities;

- The strip out and fit out of the building requires minimal interventions to the existing building; and,
- The directly adjacent properties are predominantly occupied by UCL. Residential accommodation is located towards the middle and southern end of Chenies Mews, but a robust management plan would ensure there are no adverse impacts on amenity.

6.10. There would be no primary cooking facilities in the building. The canteen would provide microwaves, fridges, hot drink making facilities and drinking water.

6.11. The Fitzrovia Area Action Plan (FAAP) includes Principle 6 'Educational, medical and research Institutions'. This principle emphasizes the institutional uses should maintain the mixed-use character of the area, support the residential community and its facilities and protect and enhance residential amenity and quality of life. The proposed temporary change of use would maintain the mixed-use character of the area and the management plan (see amenity section below) would ensure that nearby residential amenity is protected.

6.12. The change of use to a construction welfare facility for a temporary 5 year period would be in accordance with policy DP15, CS10 and principle 6 of the FAAP. There would be no permanent loss of education floorspace and a planning condition will be included to ensure the use as a construction welfare facility ceases after 5 years and the use returns to education and teaching facilities (Use Class D1)

6.13. Whilst temporary permissions are discouraged, Council policy would not support the permanent loss of education floorspace for a use such as this. In any event, the nature of the proposed use is temporary and is only required for 5 years to enable the delivery of UCL's Bloomsbury Masterplan.

6.14. **Design**

6.15. A number of minor external alterations are also required to facilitate the change of use and to bring the building back into use. These include:

- Replacement of doors and windows (where required).
- Redecoration of masonry and windows (where required).
- New plywood to replace existing plywood covering an opening.

These minor works are considered to be acceptable.

6.16. Whilst the property is not listed, the adjoining properties to the rear (115-117 and 99-113 Gordon Street) are Grade II Listed. The basement of 115-117 Gower Street links to the basement of Chenies Mews. No alterations are proposed to the listed building. The existing door that links the properties would be locked for security purposes. The plant would be to the rear of the 4 storey building. Due to its location there would be no adverse impact from the plant on the conservation area or on the listed terrace (107-119 Gower Street).

6.17. **Plant**

6.18. The proposal also includes the installation of plant (heat recovery unit and 2x condensers) above the first floor roof. The plant would be to the rear of the 4 storey

building and so would not be visible from Chenies Mews. An acoustic report has been submitted to support the application. The nearby noise sensitive receptors (NSRs) include a combination of student accommodation and UCL buildings. The student accommodation is approximately 10 metres to the north-east of the site. The lowest background noise level was 56dB. Noise mitigation measures would be required to ensure compliance with Camden's noise thresholds. The acoustic report suggests mitigation measures should include installing induct silencers and a full acoustic kit (top attenuator + side louvres) for the Mitsubishi condenser. A condition would be included to ensure the acoustic mitigation is provided in accordance with the acoustic report. A condition would also be included to ensure the plant operates within Camden noise thresholds.

- 6.19. An objector has commented that the Noise impact assessment does not mention residential properties – e.g. No 84 and does not include spectrum data for the condenser unit. The student accommodation is approximately 10 metres to the north-east of the site and therefore is identified as the nearest noise sensitive receptor. No 84 is approximately 40m from the proposed plant and therefore would be less affected. Whilst there is no spectrum data for the Uniflair condenser the sound output of 71dB is included in the noise report and has been used in the calculations of predicted noise levels at the nearest noise sensitive receptor. The Council's environmental health team have assessed the noise report and have concluded it is acceptable.

6.20. **Amenity**

- 6.21. The Charlotte Street Association and the Gordon Mansions Residents Association have both objected on the basis the proposed change of use is contrary to the FAAP. The vision for Fitzrovia (as set out in the FAAP) is to optimise the benefits of future growth to create a harmonious co-existence of uses and users. To achieve this vision, the FAAP includes 4 objectives. The first two are relevant here.

- Ensuring growth takes place in way that strikes an appropriate balance between residential, institutional and commercial uses and addresses the impact of growth on residential amenity.
- Supporting the residential community by providing a range of facilities, services and places to meet residents' existing and future needs and protecting and enhancing residential amenity and quality of life.

Principle 9 seeks to address the impact of growth by protecting residential amenity. This principle states the Council will have regard to the particular impacts on residential amenity that arise from the dense mix of land uses in Fitzrovia, and will seek a good standard of amenity for all existing and future occupants of land and buildings; and to prevent cumulative harm to residential amenity from noise, mechanical ventilation, light pollution, deliveries and waste collection.

- 6.22. Principle 9 refers to food drink and entertainment uses which can cause harm to residential amenity by generating noise, anti-social behaviour, litter and cooking odours. Principle 9 also refers to offices and educational, medical and research institutions which can cause disturbance to residents through servicing, mechanical ventilation and lighting. Whilst it is acknowledged that street activity in the evenings and at weekends associated with food drink and entertainment uses could impinge on residential uses, it is not obvious that individuals on their way to work would be a

significant source of noise. Nevertheless, it is evident from the paragraph above that the FAAP seeks to strike a balance between residential and institutional uses and seeks to protect residential amenity.

- 6.23. The existing lawful use of the property is D1 and so could be used by UCL students for lectures and teaching, amongst other uses. The impact of the temporary use for construction welfare would therefore be similar to the existing D1 use and would not cause unacceptable disruption for a Central London location. It is acknowledged the proposed welfare facility would operate earlier in the day than a comparable D1 use and that there are nearby residential occupiers. A management plan has been prepared to ensure the facilities are operated in a way which safeguards residential amenity.
- 6.24. The management plan sets out the building would have the capacity to accommodate a maximum of 61 office staff and 190 construction workers (250 employees) during the peak construction period. The expected average numbers would be 45 office staff and 140 construction workers (185 employees). Office workers would use the building between 08:00 til 18:00. Whilst the facility will operate from 06:30, it would only be open to the building managers and the 'Wilson James' traffic marshalling team at this time. This would be a maximum of 15 people between 06:30 and 7am. This would be secured via the management plan. The Wilson James team marshal 4 entry gates at UCL (Malet Place, Front Quad, Gower Place & Gordon Street) and the logistic zone in Gordon Square to ensure the safe and efficient movement of delivery vehicles.
- 6.25. The Wilson James team require access to the building from 0630-0655 to change into their work clothes and receive safety briefings prior to commencing their traffic marshal duties at 7am. An early start time is required as UCL is seeking to front load deliveries and 'business as usual' operations in the morning, where possible, to minimise disruption on the local highway network during rush hour. If the traffic marshalling team were delayed this would result in additional vehicles arriving during the day and would impact on Camden's highway network.
- 6.26. Construction workers would arrive between 07:00 to 07:30 to change into their PPE, have breakfast and receive safety briefings before heading out onto site. They would then return during the day for their break and lunch before returning between 16:00 to 18:00 to change out of their PPE and collect their belongings before going home. The building is proposed to be open from 06:30 to 19:30, Monday to Friday, to allow construction workers to get changed before and after their shifts. Access to the building would be required on Saturday between 0700 and 1400. Any access on Saturday would require UCL approval. The use of the welfare facility on Saturdays would allow works to take place that could not be facilitated during the week, for example a crane lift. This is essential in order to minimise disruption during the working week. There would however be significantly fewer workers using the facility at the weekend. A condition would be included to ensure that the use only operated within these times.
- 6.27. UCL has prepared a Management Plan for the facilities. UCL will appoint a dedicated building manager to ensure the Management Plan is strictly applied. The building manager would be easily contactable and would ensure there are no

adverse impacts for the neighbouring users. They would also oversee the complaints procedure. The complaints procedure would be clearly shown at the entrance to the property and issued to nearby residents. A 'no lingering policy' would be strictly enforced on Chenies Mews to ensure there are no adverse impacts on the residents of Chenies Mews. No smoking would be allowed on Chenies Mews in accordance with the 'no lingering' policy. Every person using the building would be required to attend an induction. The induction would include sections on expected behaviours and on respect for surrounding neighbours in Chenies Mews. The management plan would restrict the use of the facility between 06:30 and 07:00 to building managers and the 'Wilson James' traffic marshalling team. A legal agreement would ensure that the details of the management plan are implemented.

6.28. The management plan would ensure that residential amenity is protected in accordance with policy DP26 and principle 9 (residential amenity) of the FAAP.

6.29. **Transport**

6.30. A transport statement has been provided to support the application. All servicing of the site will continue to take place from on-street from Chenies Mews in accordance with the existing operation of the site. Delivery and refuse vehicles will continue to enter Chenies Mews from Huntley Street and exit on Torrington Place.

6.31. The site is located in an area with excellent public transport accessibility (PTAL 6b). The survey data (in the transport statement) for the construction site at the nearby Wates House show that 90% of construction workers are likely to travel to the site by sustainable modes of transport. It is therefore expected that vast majority of trips to and from the site would be taken via public transport.

6.32. There may be some local redistribution of construction worker trips around the campus, but given the short distances associated with these trips they would be expected to be completed by foot, and the pedestrian facilities in the locality would be suitable to accommodate these. Furthermore, although the existing site buildings are currently vacant, the permitted use of the site would have a potential trip generation which should be further discounted against any possible impact of the scheme.

6.33. The site does not provide any existing off-street parking, and no further parking provision is proposed as part of the redevelopment proposals. Non-residential development can require car-free designation if it involves a change-of-use that would otherwise increase the demand for car parking. In this case the site would be secured car free by legal agreement.

6.34. Given the expected type of user associated with the construction worker welfare accommodation, it is not expected that demand for cycle parking would increase as a result of the proposed refurbishment. The nature of construction work means that cycling is unlikely to represent a significant proportion of trips to and from the development. As no additional floorspace is being added and the change of use is unlikely to significantly increase the demand for people to cycle to the site, the requirement for cycle parking would not be triggered. Nevertheless 14 cycle spaces

would be provided and would be located at ground floor level within the site. These spaces would accommodate any future aspirations for cycling to the site by construction workers. The spaces are accessible from both Chenies Mews, via a card security door, and the construction welfare facilities.

- 6.35. An objector has identified a number of inaccuracies in the transport statement. These include Chenies Mews is a two way road (not a one way road) and the parking restrictions on Saturdays are from 8.30 -18:30 (not 8.30 to 13:30). These inaccuracies are not so significant to alter the substantive findings of the transport assessment.

7. CONCLUSION

- 7.1. The change of use to a construction welfare facility for a temporary 5 year period would be in accordance with policy DP15, CS10 and principle 6 and 9 of the FAAP. There would be no permanent loss of D1 floorspace and the temporary change of use would maintain the mixed-use character of the area. The management plan would ensure that nearby residential amenity is protected and this would be secured by legal agreement.
- 7.2. Planning Permission is recommended subject to a S106 Legal Agreement.
Heads of terms:
- Car free
 - Management plan

8. LEGAL COMMENTS

- 8.1. Members are referred to the note from the Legal Division at the start of the Agenda.

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.