

Application ref: 2018/4877/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 2 May 2020

**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)

SM Planning  
80-83 Long Lane London EC1A 9ET

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**65-69 Holmes Road  
London NW5 3AN**

Proposal: The formation of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities within the student area of the building (partially retrospective)

Drawing Nos: Site Location Plan: 131050 A(SO)P001

As Built Drawings: (A(GA)) 080; 085; 090; 100.

Proposed Drawings: (131050 A(GA)) P080 Rev K; P085 Rev A; P300 Rev F; P300 Rev G; P301 Rev H; P302 Rev F; P302 Rev G; P303 Rev G and P304 Rev F.

Supporting Documents: Covering letter dated 08/03/2019; D&A Statement dated February 2019 and Energy Statement BREEAM Strategy dated February 2020.

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:

Site Location Plan: 131050 A(SO)P001

As Built Drawings: (A(GA)) 080; 085; 090; 100.

Proposed Drawings: (131050 A(GA)) P080 Rev K; P085 Rev A; P300 Rev F; P300 Rev G; P301 Rev H; P302 Rev F; P302 Rev G; P303 Rev G and P304 Rev F.

Supporting Documents: Covering letter dated 08/03/2019; D&A Statement dated February 2019 and Energy Statement BREEAM Strategy dated February 2020.

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

- 4 The cycle storage areas shown on the approved drawings shall be provided in their entirety and permanently retained 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 and table 6.3 of the London Plan 2016.

- 5 Within six months from the date of this permission, a feasibility study and detailed plans of photovoltaic cells (PVs), green roofs and walls shall be submitted to and approved by the Local Planning Authority in writing. For the PVs, the measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. For the green roofs/walls, the details shall include species, planting density, substrate and a section at scale 1:20 showing adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance . The PVs and green features shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and reasonable measures to take account of biodiversity and the water environment in accordance with the requirements of Policy G1, CC1,

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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer