

Application ref: 2019/6210/P
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Date: 8 July 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
www.camden.gov.uk/planning

Temple Group
52 Bermondsey Street
London
SE1 3UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
69-75 Chenies Mews
London
WC1E 6HX

Proposal:

Variation of conditions 5 (hours of operation) and 7 (time clocks) of planning permission 2016/3701/P dated 3rd April 2017, as amended by 2017/5561/P dated 10/04/2018, (change of use from research and office use (Class B1) to mixed use medical and office use (Sui Generis) to provide MRI clinic and associated consultation rooms and offices together with new rooftop plant and associated screening, alternations to ground floor rear extension and cycle storage), namely to allow the MRI clinic use to operate from 08:00 - 20:00 Monday to Friday and 08:00 - 18:00 on Saturdays.

Drawing Nos: Variation of condition cover letter dated 12/12/2019

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 no later than the end of three years from the date of the original planning permission ref 2016/3701/P dated 3rd April 2017.

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 policies D1 and D2 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-
CM_PXTG_SEC P2, 22_01 C1, 22_02 C1, 22_03 C1, CM_P_00_RF P6 ,
CM_P_E_01 P6, CM_P_E_02 P5 CM_P_E_03 P7, CM_P_S_01 P7,
CM_P_S_02 P7, CM_NMA_P_00 P2, CM_NMA_E_01 P1, CM_NMA_S_AA
P1, CM_NMA_S_BB P1, CM_NMA_S_CC P2, CM_NMA_S_DD P2,
CM_NMA_S_EE P1 , CM_RE_P_00 P1, CM_RE_E_01 P1, CM_RE_S_01 P1,
CM_RE_S_02 P1, Design & Access Statement, Existing Floorplans (No refs),
Daylight & Sunlight Assessment, Environmental Noise Assessment Rev 2,
Transport Survey, Transport Statement, Site Location Plan, Site Logistics Plan,
Pre-construction Information, Traffic Management Plan, Details of Plant
Operation, Statement of Public Benefits, Proposed Aerial View CGI, Proposed
Chenies Mews View CGI, Proposed Roof Plant Views & Elevations CGIs, Plant
Insulation Details, Variation of condition cover letter dated 12/12/2019.

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

- 4 The site shall be used as a medical clinic with associated research facilities and offices only (Sui Generis- mixed D1/B1 use) and shall not be used for any other purpose without first obtaining planning permission.

Reason: To maintain control over the nature of future uses of the building in the interests of protecting residential amenity and highway safety in accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017.

- 5 The MRI clinic use hereby permitted (open to patients) shall not be carried out outside the following times Mondays to Fridays 08:00 - 20:00, 08:00 - 18:00 Saturdays and not at all on Sundays and Bank or Public Holidays. The associated research and office use (not open to patients) shall not be carried out outside the following times Mondays to Fridays 08:00 - 19:00, Saturdays 10:00 - 13:00 and not at all on Sundays and Bank or Public Holidays.

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.

- 6 The external noise level emitted from plant, machinery or equipment and suggested noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 Automatic time clocks shall be fitted to the proposed air conditioning (VRF) and air handling units (AHU) hereby approved, prior to the commencement of the use, to ensure that the plant/equipment only operates between the hours of 07:30 - 21:00 Monday to Friday, 07:30 - 19:00 Saturdays and not at all on Sundays, Bank or Public Holidays. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's 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.

- 8 The development shall be implemented in accordance with the cycle storage details as approved under reference 2017/5560/P dated 22/12/2017.

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.

- 9 Deliveries and servicing to and from the site shall not be carried out outside the following times Mondays to Fridays 09:00 - 18:00, Saturdays 09:00 - 14:00 and not at all on Sundays and Bank or Public Holidays.

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.

- 10 The roof plant and equipment hereby approved shall be removed from the building as soon as reasonably practicable when it is no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 The noise mitigation measures set out in the submitted noise survey including operating the VRF units at 85% load, screening the heat pump 1.8m to the residential side and 1.5 m to the commercial side, installation of an Emerson Sound Shell and screening at 1.8m to the residential side and 1.5 m to the commercial side for the chiller units, installation of insulation for the proposed ductwork and silencers shall all be installed on site prior to the first use of the development and shall thereafter be operated and maintained in association with the proposed use.

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.

- 12 The plant and equipment hereby approved shall not be serviced outside the hours of Monday - Friday 08:00 - 20:00, Saturdays 10:00 - 14:00 and not at all on Sunday and Bank or Public Holidays.

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.

- 13 The MRI clinic use (open to patients) hereby approved shall only operate at ground floor level within the building, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain control over the nature of future uses of the building in the interests of protecting residential amenity and highway safety in accordance with policies A1 and T1 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 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 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment