

Application ref: 2018/5173/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 21 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
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Symes Mews
15a-37 Camden High Street
London
NW1 7JE

Proposal:

Change of use of art gallery (Class D1) to offices (Class B1a)

Drawing Nos: 0000-GA,0010-GA, 0020-GA, 0021-GA, 0022-GA, 0023-GA, 0030-GA,
0031-GA, 0040-GA, 0200-GA-B, 0201-GA, 0202-GA,

Planning Statement dated October 2018, Transport statement dated October 2018,
Marketing report dated 09/10/2018, MEP Services Energy Statement, Energy and
Sustainability design note dated 28/02/2019, Energy Statement ref: WED14177 dated
14/02/2019, Modelling details for the Energy Statement dated 15/02/2019, BREEAM
Pre-Assessment Summary Report dated 21/02/2019.

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 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0000-GA,0010-GA, 0020-GA, 0021-GA, 0022-GA, 0023-GA, 0030-GA, 0031-GA, 0040-GA, 0200-GA-B, 0201-GA, 0202-GA,

Planning Statement dated October 2018, Transport statement dated October 2018, Marketing report dated 09/10/2018, MEP Services Energy Statement, Energy and Sustainability design note dated 28/02/2019, Energy Statement ref: WED14177 dated 14/02/2019, Modelling details for the Energy Statement dated 15/02/2019, BREEAM Pre-Assessment Summary Report dated 21/02/2019.

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

- 3 Cycle parking for 16 bicycles as shown on approved drawing ref: 0200 - GA - B shall be provided in its entirety prior to the first occupation of the building, 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.

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development (excluding demolition and site preparation works), details of the ventilation systems including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and boiler flues and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of occupants in accordance with Policy CC4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development, a Dust Management Plan shall be submitted to and approved in writing by the local planning authority. The plan shall include the mitigation measures described in paragraphs 5.23 - 5.25 of

the Air Quality Assessment by Phlorum Limited reference 8700A.V1 dated 25/03/2019, and within the Mayor's SPG 8 (The control of dust and emissions during construction and demolition, 2014) and IAQM guidance.

Reason: To safeguard the amenities of the building's occupants, adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the London Borough of Camden Local 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer