

Mr Steven Brewer  
Heritage Surveys Ltd  
Heritage Surveys Ltd  
Unit 11H  
22 Carlton Road  
Croydon  
Surrey  
CR2 0BS

Application Ref: **2015/6809/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

14 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**16 Tavistock Place**  
**London**  
**WC1H 9RU**

Proposal:  
Change of use of basement from ancillary storage area (Class C3) to provide additional accommodation for existing ground floor level dental surgery (Class D1); installation of associated plant

Drawing Nos: Site Location Plan at 1:1250; Block Plan at 1:500; 5735-E(0)002 Rev. A; 5735-E(0)001 Rev. B; 5735-E(0)004 Rev. A; 5735-E(0)005 Rev. A; 5735-E(0)003 Rev. A; 5735-S(0)001 Rev. F; 5735-S(0)005 Rev. B; 5735-S(0)002 Rev. D; 5735-S(0)003 Rev. B; 5735-S(0)004 Rev. B; Design & Access Statement - Issue 1 (dated 02/12/2015); Environmental Noise Survey and Plant Noise Assessment Report (dated 22/04/2016).

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: Site Location Plan at 1:1250; Block Plan at 1:500; 5735-E(0)002 Rev. A; 5735-E(0)001 Rev. B; 5735-E(0)004 Rev. A; 5735-E(0)005 Rev. A; 5735-E(0)003 Rev. A; 5735-S(0)001 Rev. F; 5735-S(0)005 Rev. B; 5735-S(0)002 Rev. D; 5735-S(0)003 Rev. B; 5735-S(0)004 Rev. B; Design & Access Statement - Issue 1 (dated 02/12/2015); Environmental Noise Survey and Plant Noise Assessment Report (dated 22/04/2016).

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The basement shall not be used independently; it shall be used by the same business operator for the same business, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The basement does not meet the required standard of access and inclusion to be used independently, in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 of the London Borough of Camden Local Development Framework Development Policies. To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of increased comings and goings and general activity, in accordance with 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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises outside the campus area, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of nearby residential 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 Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that any machinery, plant equipment, extract/ ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of nearby residential 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 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the basement walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value  $L'_{nT,w}$  is enhanced by at least 10dB or 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to maintain the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of nearby residential 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.

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.

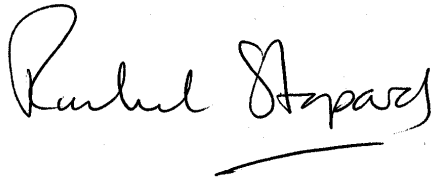
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities