

Application ref: 2021/3415/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 26 August 2022

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

JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**30-32
Tavistock Place
London
WC1H 9RE**

Proposal:

Alterations to fenestration; landscaping works; internal refurbishment and other associated works.

Drawing Nos: 2105 LB 300B, 2105 LB 302B, 2105 LB 304B, 2105 LB 800B, 2105 LB 900B, 2105 LB 600B, 2105 LB 804B, 2105 LB 301D, 2105 LB 303D, 2105 LB 305D, 2105 LB 801D, 2105 LB 901D, 2105 LB 601D, 2105 LB 602D, 2105 LB 805D, Site Location Plan, En-suite moodboard (Drawing Ref: 2105 LB MB), Schedule of works, Heritage Statement prepared by JB Heritage Consulting Limited, Planning, Design and Access Statement prepared by JMS Planning and Development Ltd dated July 2021;

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:

2105 LB 300B, 2105 LB 302B, 2105 LB 304B, 2105 LB 800B, 2105 LB 900B, 2105 LB 600B, 2105 LB 804B, 2105 LB 301D, 2105 LB 303D, 2105 LB 305D, 2105 LB 801D, 2105 LB 901D, 2105 LB 601D, 2105 LB 602D, 2105 LB 805D, Site Location Plan, En-suite moodboard (Drawing Ref: 2105 LB MB), Schedule of works, Heritage Statement prepared by JB Heritage Consulting Limited, Planning, Design and Access Statement prepared by JMS Planning and Development Ltd dated July 2021

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Guests of the commercial hostel are to be strictly temporary in nature. Stays of over 30 days are prohibited.

Reason: In the interest of maintaining accommodation standards and preventing unlawful use of the premises.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

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