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Application Ref: **2005/3138/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: **020 7974 2078**

31 October 2005

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**69-73 Theobalds Road**  
**London**  
**WC1X 8TA**

#### **Proposal:**

Change of use and works of conversion of third and fourth floor levels from office use (Class B1) to residential use (Class C3), the erection of a two storey roof extension to provide residential accommodation, demolition of existing two storey side office wing fronting Old North Street and replacement with new four storey side wing to provide residential accommodation, and erection of six storey rear extension to accommodate a circulation core, to accommodate a total of 7 x 2 room flats, 5 x 3 room flats and 1 x 4 room flat.

Drawing Nos: Report on Daylight and Sunlight; Design Statement.

224.01, 02/rev A, 03-06, 07/rev A, 08-09, 10/rev A, 11-14, 224.30, 224.50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60

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 five 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 details of all external facing materials with respect to the following elements - windows, glazing, screening, stairs, doors, balustrading, facing materials (brick), metal cladding and timber boarding, to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 3 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on all balconies facing south (Kingsgate Mansions) prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 4 The details of the secure and protected storage for 18 cycle parking spaces at basement level shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. This part of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To facilitate the use of alternative modes of transport in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The existing car park shall be retained for office use only and shall not accommodate for residential parking in connection with this permission.

Reason: In order to deter non-essential vehicle trips and minimise the use of private cars in Central London, in accordance with the requirements of policy TR12 of the Camden Unitary Development Plan 2000.

- 6 The new roller shutter to the car park entrance hereby approved shall be of the open mesh variety and shall not be a solid shutter.

Reason: In the interest of the visual appearance of the building and the community safety of the area, in accordance with policies EN1, EN13, and EN20 of the London Borough of Camden Unitary development Plan 2000.