

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

C Xenakis, Architect,
Charles Xenakis
1 Petherton Road,
London,
N5 2QX

Application No: PE9900596/R1
Case File:G13/9/A

12th May 2000

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
129-137 York Way, London N7

Date of Application : 23/02/2000

Proposal :

The change of use and works of conversion, including the erection of a roof extension and a part 2-storey, part 6-storey rear extension, from Class B1 (Business) to a mixed Class B1 and Class C3 (Residential) use comprising: 1 x 1-bed, 6 x 2-bed, and 2 x 3-bed self-contained residential units, 2 live/work units; and office use on the basement, and the ground and mezzanine floors of the existing building.

As shown on drawing numbers: 1 - 18, 20E, 22E, 24E, 25E, 26E, 27E, 28AE, 28E, 30F, 31F, 33F and 34E.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



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-2-

Additional conditions:

- 1 The details of the external facing materials 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 on the site is commenced.
- 2 Detailed drawings, or samples of materials, as appropriate, in respect of the windows hereby permitted, shall be submitted to and approved by before the relevant part of the work is begun and thereafter permanently retained as such.
- 3 Notwithstanding the details shown on the approved plans, the fenestration frames on the roof extension shall be painted grey.
- 4 The whole of the car parking accomodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the residential occupiers of the remainder of the building.
- 5 Details of a cycle/motorbike storage area shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on this part of the development. The area shall be implemented in accordance with those details and thereafter retained as such.
- 6 The proportion of Class B1 (workshop) and Class C3 (residential) in the live/work units shall be as indicated on the approved plans reference 22E and 24E and retained in perpetuity as such unless otherwise submitted to and agreed in writing by the Local Planning Authority. In the event that a variation to the approved plans is agreed, then the agreed details shall be retained in perpetuity.

Reasons for additional conditions:

- 1-3 To ensure that the Council may be satisfied with the external appearance of the building.
- 4 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.



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-3-

- 5 To enable the Local Planning Authority to retain adequate control over cycle/motorbike parking in the interests of sustainable development policies.
- 6 To ensure that the future occupation of the building shall be not prejudice the Council's policy for employment use as set out in the Written Statement of the adopted Unitary Development Plan.

Informatives (if applicable)

- 1 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 2 The details required pursuant to Additional Conditions 1 and 2 should be submitted with the attached approval of details application form together with 6 sets of drawings and any other supporting information.
- 3 Your attention is drawn to the requirements of Sections 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to people with disabilities wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 4 Your attention is drawn to the need to consult the Council's Environment & Consumer Protection Service, Waste Management Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 020-7278 4444) regarding arrangements for the disposal of refuse.
- 5 Noise from demolition and construction work is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service, Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.



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-4-

- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

This application was dealt with by Alex Bushell on 020 7974 2660.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

