

Homes Design Ltd
62 Bellamy Drive
Stanmore
HA7 2DAApplication Ref: **2012/5891/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

6 March 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**Address:
23-27 Hatton Wall
London
EC1N 8JJProposal:
Change of use at second and third floors from one 3 x bedroom flat to create two 1 x bedroom and one 2 x bedroom flats (Class C3).Drawing Nos: Location plan; HD517/5000; HD517/5001; HD517/5002; HD517/5003;
HD517/5004; HD517/5005; HD517/5006; HD517/5007; HD517/5008; Design & Access
Statement.

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 [Location plan; HD517/5000; HD517/5001; HD517/5002; HD517/5003; HD517/5004; HD517/5005; HD517/50006; HD517/5007; HD517/5008; Design & Access Statement.]

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

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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - (Distribution of growth); CS5 - (Managing the impact of growth and development) ; CS6 - (Providing quality homes); CS8 - (Promoting a successful and inclusive Camden economy); CS11 - (Promoting sustainable and efficient travel); CS14 - (Promoting high quality places and conserving heritage / conservation areas) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - (Making full use of Camden's capacity for housing); DP5 - (Homes of different sizes); DP6 - (Lifetimes homes and wheelchair housing); DP16 - (The transport implications of development); DP17 - (Walking, cycling and public transport); DP18 - (Parking standards and limiting the availability of car parking); DP19 - (Managing the impact of parking); DP24 - (Securing high quality design) DP25 - (Conserving Camden's heritage / conservation areas); DP26 - (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please

refer to the officer report.

- 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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