

Mr Ronan Bond
Bond Associates Chartered Surveyors
5 Oak Passage Chambers
High Street
Hastings
East Sussex
TN34 3EH

Application Ref: **2012/5517/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

7 January 2013

Dear Sir/Madam

DECISION

Town 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

Address:
7 York Way
London
N1C 4BE

Proposal:
Removal of vehicular entrance on York Way and enclosure of ramp with dwarf wall and fence to provide secure parking area for 10 vehicles in connection with existing depot (Sui Generis use).

Drawing Nos: Site location plan; (Prefix: 1241) E 01; E 10; P 01; P 02; P10

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 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- (Prefix: 1241) E 01; E 10; P 01; P 02; P10

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

- 4 No part of the development hereby approved shall be brought into use for any purpose until the owner has received written notice from the Local Planning Authority that in the Local Planning Authority's opinion the necessary highway works in connection with the construction of a new footway in place of the existing access have been satisfactorily completed or arrangements have been made securing the carrying out of these highway works.

Reason: In order to safeguard the pedestrian environment in accordance with policy S11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 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 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); CS11 (Promoting sustainable and efficient travel); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17 (Walking, cycling and public transport); DP18 (parking standards and limiting the availability of car parking); DP19 (Managing the impact of parking); DP21 (Development connecting to the highway network); DP24 (Securing high quality design) ; 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 In regard to condition 4 above you are advised to contact the local highways authority to discuss the necessary arrangements prior to commencing any works on site. Please contact John Fletcher on 020 7974 8804, or john.fletcher@camden.gov.uk

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.

Disclaimer

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