

Mr ASAD DURRANI
A & K DESIGN STUDIO Ltd
39 ELGIN HOUSE
235 HIGH ROAD
CHADWELL HEATH
Essex
RM6 6GN

Application Ref: **2012/2434/P**
Please ask for: **Craig Raybould**
Telephone: 020 7974 **2060**

7 December 2012

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 Subject to a Section 106 Legal Agreement

Address:
**169-173 MALDEN ROAD
LONDON
NW5 4HT**

Proposal:

Change of use from Class A2 (financial and professional services) to Class C3 (residential) and associated extensions and alterations to create two single storey one-bedroom flats to the rear of existing retail premises; installation of solar panels on flat roof.

Drawing Nos: Site Location Plan AK/PL1212/01: Dwg Nos. AK/PL1212/02, 03, 04 Rev B, 05 Rev A, 06 Rev A and Design and Access Statement by A&K Design dated March 2012.

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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 Site Location Plan AK/PL1212/01: Dwg Nos. AK/PL1212/02, 03, 04 Rev B, 05 Rev A, 06 Rev A and Design and Access Statement by A&K Design dated March 2012.

Reason:

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

- 4 Details of the design, materials and finished appearance of the doors and windows shown on dwg nos. AK/PL1212/05 Rev A shall be submitted to and approved by the Council before the relevant part of the works are commenced. The windows and doors shall be carried out 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies..

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The cycle parking facilities shown in drawing nos. AK/PL1212/04 shall be provided in their entirety prior to the first occupation of any of the new units hereby approved, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 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..

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 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 2363).
- 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 CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards) 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), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of

development), DP18 (Parking standards and limiting the availability of car parking), DP21 (Development connecting to the highway), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours) and DP29 (Improving access). The proposals create 2 new residential units which will contribute towards meeting the Borough's need for housing. The proposed dwellings are of a simple design that is discreet and sympathetic to the context of the site and the standard of accommodation proposed exceeds the Council's adopted standards. The development does not include the provision of car parking spaces but does propose 4 cycle parking spaces in accordance with the Council's adopted parking standards. The development will not give rise to any undue overlooking or intrusion of privacy and will have a negligible impact on the outlook of existing adjacent properties. The inclusion of photovoltaic panels at roof level improves the sustainability credentials of the scheme. The scheme therefore meets with the Council's planning policies and is considered acceptable, subject to a S106 Legal Agreement for Construction Management Statement to ensure that construction works do not negatively affect

- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £7,740.00 (154.8 sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 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

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This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444