

Mr David Rimmer  
1 Kingsland Passage  
London  
E8 2BB

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2011/5498/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

19 October 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:  
**Arlington House**  
**220 Arlington Road**  
**London**  
**NW1 8EH**

#### **Proposal:**

Change of use of south wing at upper ground floor level from ancillary staff offices to 6 x low rent self-contained bedsits, change of existing offices in west wing at upper ground floor level to provide 3 x low cost self contained bedsits and alterations to existing corridor between north and south wing to provide ancillary office and storage facility in connection with existing mixed use building (Sui Generis).

Drawing Nos: site location plan; 2847A\_L100 P3; L101 P1; L110 P2; L111 P2; L112 P2; L113 P1; L120 P2; L121 P3; L122 P1; L124 P1; L125 P1; L135 P1; Heritage Statement by Levitt Bernstein & Community Safety Action Plan.

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 [and DP25 if in CA] 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; 2847A\_L100 P3; L101 P1; L110 P2; L111 P2; L112 P2; L113 P1; L120 P2; L121 P3; L122 P1; L124 P1; L125 P1; L135 P1; Heritage Statement by Levitt Bernstein & community Safety Action Plan.

Reason:

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

- 4 The proposed 9 low cost units shall be constructed in accordance with the sustainability plan as previously approved in the original scheme (applic ref: 2007/3283/P).

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies..

#### Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 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).

- 3 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.

- 4 Reasons for granting permission. [Delegated]

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 CS10 - Supporting community facilities and services CS11 - Promoting sustainable and efficient travel CS16 - Improving Camden's health and well-being CS17 - Making Camden a safer place and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP6 Lifetime homes and wheelchair housing DP8 - Accommodation for homeless people and vulnerable people DP17 - Walking, cycling and public transport DP22 - Promoting sustainable design and construction DP24 - Securing high quality design DP25 - Conserving Camden's heritage 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 officers report.

- 5 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

**Disclaimer**

***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***