

Downlands Design Surveying  
Downlands Design & Surveying  
Downlands Blackboys Road  
Framfield UCKFIELD East Sussex  
TN22 5PN United Kingdom

Application Ref: **2012/3122/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

18 September 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**142 CAMDEN ROAD**  
**LONDON**  
**NW1 9HR**

#### **Proposal:**

Change of use of existing Doctors Surgery (Class D1) into single residential dwelling (Class C3) and erection of rear boundary wall.

Drawing Nos: Site location plan (2165/5 REV A); 2165/1 REV A; 2165/2 REV B; 2165/11; Access and Lifetime Homes Standards 2165 LSH; NHS letter dated 18 April 2012; "change of use to single residential dwelling" AMJ 18.6.12 2165 US.

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 (2165/5 REV A); 2165/1 REV A; 2165/2 REV B; 2165/11; Access and Lifetime Homes Standards 2165 LSH; NHS letter dated 18 April 2012; "change of use to single residential dwelling" AMJ 18.6.12 2165 US.

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

- 4 The development shall not be occupied until the boundary wall treatment located to the end of the rear garden shown on the approved drawings is provided.

Reason: In the interest of highway safety and to safeguard the amenity of the area.

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 CS1 (Distribution of growth); CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS10 (Supporting community facilities and services); CS16 (Improving Camden's health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair housing); DP15 (Community and leisure uses); DP18 (Parking Standards and limiting the availability of car-parking); DP19 (Managing the impact of parking); 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 officers 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

**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***