



**Regeneration and Planning
Development Management**
London Borough of Camden
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London
WC1H 8ND

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Mr Iain Rhind
Nathaniel Lichfield & Partners
14 Regents Wharf,
All Saints Street
LONDON
N1 9RL
FAO

Application Ref: **2012/0296/P**
Please ask for: **Richard Black**
Telephone: 020 7974 4282

4 May 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

Address:
42 Gloucester Avenue
London
NW1 8JD

Proposal:
Erection of extension at roof level to provide additional office space (Class B1) and creation of decked terrace.

Drawing Nos: Site Location Plan; Drawing no(s) (prefix 277.B3.G20) P01A; P02A; E01A; S01A; S02A; (prefix 2012.02) 42/1A; 42/2; 42/3; 42/4; 42/5; 42/6; 42/7A; 42/8; 42/10.

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 roof extension, unless otherwise specified in the approved application and details of facing materials to be submitted to the Council for approval prior to commencement of any development on site.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of the new offices and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no(s) (prefix 277.B3.G20) P01A; P02A; E01A; S01A; S02A; (prefix 2012.02) 42/1A; 42/2; 42/3; 42/4; 42/5; 42/6; 42/7A; 42/8; 42/10.

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 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. [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), CS8 (Promoting a successful and Inclusive Camden Economy), 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 DP13 (Employment premises and sites), DP22 (Promoting sustainable design and construction), DP24 (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.

4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

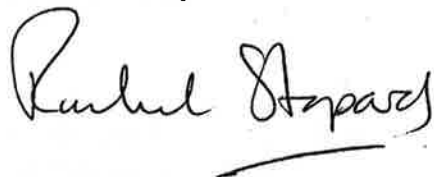
We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

5 If additional plant is required at a future time, this will need to be located within the existing plant enclosure to the rear of the proposed office structure, as the Council is unlikely to support the clutter of service equipment externally around the building.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

Refusal of planning permission or grant of permission subject to conditions and other information.

The applicant's right to appeal and other information

1. Appeals to the Secretary of State

- If you are unhappy about the Council's decision to refuse planning permission or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country planning Act 1990.
- You must submit your appeals within 6 months of the date of decision, unless it is an appeal against a decision to refuse planning permission for a householder application, or an appeal the same or substantially the same development is subject to an enforcement notice.
- For appeals against a decision to refuse planning permission for a householder application you must submit your appeal within 12 weeks of the date of the decision.
- For appeals against a decision to refuse planning permission where the same or substantially the same land and development is subject to an enforcement notice, you must submit your appeal either:
 - Within 28 days of the date of decision or the expiry of the period which the Council had to decide the application; or
 - Within 28 days from the date the enforcement notice is served providing this does not extend the period beyond the time limit for appeals which do not involve an enforcement notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Note: Refusal of planning permission includes refusal of applications for non material amendments, extension of time limits and variation of conditions including minor material amendments.

