

Mr Gavin Miller
Rick Mather Architects
123 Camden High Street
LONDON
NW1 7JR

Application Ref: **2010/5478/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

11 March 2011

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

Councils Own Permission Under Regulation 3 Granted

Address:

**Site bounded by Chester Road
Balmore Street and Raydon Street**

Proposal:

Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.

Drawing Nos: Transport statement, January 2011 rev PL1; Travel Plan, January 2011 rev PL1; Sustainability statement, January 2011 rev PL1; Energy statement, January 2011 rev PL1; Affordable housing statement, January 2011 rev PL1; Retail impact assessment, October 2010; Code for sustainable homes ecological assessment, October 2010; Planning statement, October 2010; Daylight / Sunlight assessment, October 2010; Code for sustainable homes pre-assessment, October 2010; Breeam retail pre-assessment, October 2010; Arboricultural survey, October 2010; Statement of community involvement, October 2010; Archaeological survey, October 2010; Noise impact assessment, October 2010; Construction Management Plan, October 2010; Contamination report, October 2010; Response to Planning Consultee Comments, January 2011 rev PL1; Design and Access Statement, January 2011 rev PL1; 540 1000 REV PL; -1001 REV PL; -1002 REV PL; -1003 REV PL; -1004 REV PL; -1110 REV PL1; -1110_1 REV PL1; -1100 REV PL1; -1101



REV PL1; -1102 REV PL1; -1103 REV PL1; -1104 REV PL1; -1105 REV PL1; -1111 REV PL1; -1971 REV PL1; -1970 REV PL1; -1500 REV PL1; -1501 REV PL1; -1172 REV PL1; -1171 REV PL1; -1170 REV PL1; -1150 REV PL1; -1151 REV PL1; -1152 REV PL1; 540 540 12200 rev A; -12204 rev A; -12203 rev A; -12202 rev A; -12201 rev A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Transport statement, January 2011 rev PL1; Travel Plan, January 2011 rev PL1; Sustainability statement, January 2011 rev PL1; Energy statement, January 2011 rev PL1; Affordable housing statement, January 2011 rev PL1; Retail impact assessment, October 2010; Code for sustainable homes ecological assessment, October 2010; Planning statement, October 2010; Daylight / Sunlight assessment, October 2010; Code for sustainable homes pre-assessment, October 2010; Breeam retail pre-assessment, October 2010; Arboricultural survey, October 2010; Statement of community involvement, October 2010; Archaeological survey, October 2010; Noise impact assessment, October 2010; Construction Management Plan, October 2010; Contamination report, October 2010; Response to Planning Consultee Comments, January 2011 rev PL1; Design and Access Statement, January 2011 rev PL1; 540 1000 REV PL; -1001 REV PL; -1002 REV PL; -1003 REV PL; -1004 REV PL; -1110 REV PL; -1110_1 REV PL; -1100 REV PL; -1101 REV PL; -1102 REV PL; -1103 REV PL; -1104 REV PL; -1105 REV PL; -1111 REV PL; -1971 REV PL; -1970 REV PL; -1500 REV PL; -1501 REV PL; -1172 REV PL; -1171 REV PL; -1170 REV PL; -1150 REV PL; -1151 REV PL; -1152 REV PL; 540 540 12200 rev A; -12204 rev A; -12203 rev A; -12202 rev A; -12201 rev A.

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

- 3 The following samples and/or details of materials shall be submitted to and approved by the Local Planning Authority in writing before the relevant parts of the work are begun:
 - (a) A sample panel of the proposed brickwork showing the brick, bond and pointing profile shall be erected on site before the relevant part of the works commence and shall be kept there until the works are completed. This sample panel shall be approved in writing by the planning authority.
 - (b) A sample of all facing/cladding materials shall be submitted to, and be approved in writing by, the planning department before the relevant part of the works commences.
 - (c) An elevation and section at 1:5 of typical detail of the proposed railings shall