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London  
EC1m 3JB

Application Ref: **2011/2116/P**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 **5142**

11 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 Subject to a Section 106 Legal Agreement**

Address:  
**234 Royal College Street**  
**London**  
**NW1 9NJ**

Proposal:  
Change of use from existing public house (Class A4) at basement level to residential use (Class C3) to provide additional accommodation to existing ground floor flat  
Drawing Nos: (L)1000; (GA) 1500, 1501, 1520, 1521, 1522, 3052, 3053, 3054, 3120; 781/005 ref F

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 - (L)1000; (GA) 1500, 1501, 1520, 1521, 1522, 3052, 3053, 3054, 3120; 781/005 ref F

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

- 3 The use of the basement level as residential shall not commence until the works of paving to the forecourt, as shown on the approved drawings of planning permission 2009/3737/P, have been fully completed. The works to the forecourt shall be permanently retained and maintained thereafter.

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 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 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
- 3 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, CS14 Promoting high quality places and conserving our heritage, CS18 Dealing with our waste and encouraging recycling 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, DP18 Parking standards and limiting the availability of car parking, DP19 Managing the impact of parking, 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, DP 27 Basements and lightwells. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the

officers report.

- 4 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.
- 5 You are advised that the maisonette located on the ground and lower ground floor should remain as one Class C3 residential unit at all times. The Council would not support any application to subdivide this unit and create a new flat at lower ground floor given the low levels of amenity at this level.
- 6 ENFORCEMENT ACTION TO BE TAKEN  
  
Please be advised that the Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control if the front forecourt is not completed in accordance with planning permission 2009/3737/P.
- 7 You are reminded for the purposes of condition 3, that the works to the forecourt referred to under planning permission 2009/3737/P are the subject of a condition attached to that planning permission for approval of details. Such details are still awaited and require approval before the works can be progressed.

**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***