

Mr Mark Newland-Smith  
Regenfirst Ltd  
Artillery House  
35 Artillery Lane  
London  
E1 7LP

Application Ref: **2012/0952/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5180

10 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

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

Address:  
**1 Bleeding Heart Yard**  
**London**  
**EC1N 8SJ**

Proposal:  
Renewal of planning permission ref: 2007/5093/P granted on 31/03/2009 for the erection of an additional floor to comprise a self-contained residential unit.  
Drawing Nos: Site Location Plan; 708 P 001; 708 P 002 REV A; 708 P 003; 708 P 004; 708 P 005; 708 P 006 REV B; 708 P 007 REV A; 708 P 008 REV A; 708 P 009; 708 P 010 REV A; 708 P 011;

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 policies DP24 and DP25 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 708 P 005; 708 P 006 REV B; 708 P 007 REV A; 708 P 008 REV A; 708 P 010 REV A; 708 P 011;

Reason:

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

- 4 The following detailed drawings or samples of materials as appropriate shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are begun:

(i) A sample panel for the brickwork showing the brick type, colour bond, mortar mix, joint width and pointing type (to be provided on site for inspection by the local authority)

(ii) A sample board of all the approved details shall be erected and maintained on site throughout the works period and the relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Prior to the occupation of the development hereby approved the bathroom window on the northern rear elevation of the building shall be obscure glazed and be non-opening to a minimum height of 1.7m above internal floor level. This window shall thereafter be permanently maintained and retained as installed.

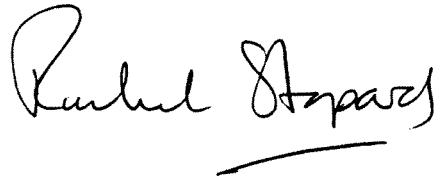
Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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
- 2 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); CS8 (Promoting a successful and inclusive Camden economy); CS11 (Promoting sustainable and efficient travel); CS13 (Tackling climate change through providing higher environmental standards); 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 DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair housing); DP13 (Employment premises and sites); DP14 (Tourism development and visitor accommodation); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking Standards and limiting the availability of car-parking); DP19 (Managing the impact of parking); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and Vibration); DP29 (Improving access);. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.
- 3 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).
- 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.

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](http://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](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.