

Mr Nico Warr
Nico Warr Architects
15A Talbot Road
London
W2 5JE

Application Ref: **2012/0988/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

23 April 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:
**8 ELM ROW
LONDON
NW3 1AA**

Proposal:
Conversion of 1x3bed and 1x2bed flats into 4 bedroom single family dwelling house (Class C3),
Drawing Nos: Site Location Plan (Ref:A1000); (Prefix120) S1200; S1201; S1202; S1400; S1401; A1199; A1200 Rev 01; A1201Rev 01; A1202 Rev 01; A1400 Rev 01; A1401 Rev01; sample of paint colour off-white (pavilion gray-242) submitted by Mr Vip Gill on 19/04/12.

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 building shall be re-painted in the off-white colour (pavilion gray-242) as illustrated in the sample submitted by Mr Vip Gill on 19/04/12.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan (Ref:A1000); (Prefix120) S1200; S1201; S1202; S1400; S1401; A1199; A1200Rev 01; A1201Rev 01; A1202Rev 01; A1400Rev 01; A1401Rev01; sample of paint colour off-white (pavilion gray-242) submitted by Mr Vip Gill on 19/04/12.

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 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); CS11 -(Promoting sustainable and efficient travel); 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 DP2 -(Making full use of Camden's capacity for housing); DP5 -(Housing size mix); DP6 -(Lifetime homes and wheelchair homes); DP17 -(Walking, cycling and public transport); DP18 -(Parking standards and 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). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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