

Graham Lawton  
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9 Holtspur Lane  
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Bucks  
HP10 0AA  
UK

Application Ref: **2012/0542/P**  
Please ask for: **Adrian Malcolm**  
Telephone: 020 7974 **2529**

12 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 Subject to a Section 106 Legal Agreement**

Address:  
**339 Euston Road**  
**London**  
**NW1 3AD**

#### **Proposal:**

Amendments to planning permission granted 18/01/06 (2004/3154/P) for the erection of new building with basement, ground and 5 upper floors with front and rear terraces at fifth floor level, with restaurant (Class A3) use at basement and ground floor and 3 self contained flats above, comprising 1x one bed and 2x two bed maisonettes, following demolition of existing building namely, the use of the first to fifth floor as 3 x 2 bedroom flats and 1 x 3 bedroom maisonette, alterations to front and rear elevations including windows and materials (retrospective).

Drawing Nos: Site Location Plan; Drawing no(s) (prefix 0459/) 113 A; 114; 115; 111; 123; 118 C; 120; 112 C; 117 A; 119 A; 116 A; 122; 124; 121; 125; Daylight and Sunlight Report by Right of Light Consulting dated 10/11/11.

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 shall be carried out in accordance with the following approved plans Site Location Plan; Drawing no(s) (prefix 0459/) 113 A; 114; 115; 111; 123; 118 C; 120; 112 C; 117 A; 119 A; 116 A; 122; 124; 121; 125; Daylight and Sunlight Report by Right of Light Consulting dated 10/11/11.

Reason:

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

- 2 The details of the facing materials shall be submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall be carried out 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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The windows indicated in the rear (southern) elevation as being obscure glazed on the drawings hereby approved shall only be provided and retained as such for as long as the development remains in existence.

Reason: To protect the amenities of nearby property from loss of privacy as a result of overlooking, in accordance with Policy DP26 (Managing the impact of development on occupiers and neighbours) of the Development Policies of the Camden Local Development Framework.

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.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy and Development Policies, with particular regard to policies CS1 (Distribution of growth), CS3 (Other Highly Accessible Areas), CS5 (Providing Quality Homes), CS6 (Managing the impact of growth and development), CS9 (Achieving a Successful Central London), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), DP2 (Making Use of Camden's Capacity for Housing), DP5 (Homes of Different Sizes), DP6 (Lifetime Homes and Wheelchair Homes), 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), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP24 (Securing high quality design), DP29 (Improving Access)

. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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