

Mr Tim Drewitt
Tim Drewitt Associates
13A Upper Park Road
London
NW3 2UN

Application Ref: **2011/3002/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **5142**

27 February 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:

**22 Upper Park Road
London
NW3 2UP**

Proposal:

Change of use of side wing at lower and upper ground floors to create a new self contained maisonette (Class C3) plus erection of rear and side extensions and relocation of stairs at rear elevation.

Drawing Nos: Location plan; 22UPR/P2/01, 02 rev A, 03 rev A, 04 rev A, 05 rev A, 07 rev A, 08; Lifetime homes statement ref 22UPR/01

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 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- Location plan; 22UPR/P2/01, 02 rev A, 03 rev A, 04 rev A, 05 rev A, 07 rev A, 08; Lifetime homes statement ref 22UPR/01.

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

- 4 The use of the balcony shall not commence until the obscure glazed privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

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.

- 5 No works on the development shall take place until a sustainability statement has been submitted to and approved by the Council which indicates proposed energy efficiency measures to be installed within the new maisonette and indicates as a guide what percentage of the project costs these measures would amount to. Such approved measures shall be implemented in their entirety and retained permanently thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of the proposed cycle storage area for 1 cycle shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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.
- 5 Reasons for granting permission. [Delegated]

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 and CS18 Dealing with our waste and encouraging recycling; and with 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 and 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 officers report.

- 6 With regard to condition 5, further advice is available in Camden Planning Guidance No.3 on Sustainability, which can be viewed online- www.camden.gov.uk/planning.

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