

Raymond Stemp Associates
Westwood Park
London Road
Little Horkesley
Colchester
Essex
C06 4BS

Application Ref: **2011/2442/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

09 January 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 and Warning of Enforcement Action

Address:
**Omega House
67-74 Saffron Hill
London
EC1N 8QX**

Proposal:
Retention of infill extension for additional office (Class B1) accommodation and associated windows and installation of bi-fold door, all at ground floor level on side (south) elevation.
Drawing Nos: 2923 05; 2923/01; 2923/02; 2923/03E; 2923/04C; 2923/05; Saffron Hill
Records of bikes and cleaners, as received 07/07/2011; Letter from Raymond Stemp
Associates dated 02/08/2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The whole of the cycle parking provision, as hereby shown on the approved plans, shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) 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 2923/05; 2923/01; 2923/02; 2923/03E; 2923/04C; 2923/05; Saffron Hill Records of bikes and cleaners, as received 07/07/2011; Letter from Raymond Stemp Associates dated 02/08/2011.

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 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 **WARNING OF ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice if the roller shutter within the south elevation of the infill extension is not completely and permanently removed and

replaced with the bi-fold door hereby approved within 3 months of the date planning permission being granted.

- 4 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.
- 5 Reasons for granting planning permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS3 (Other highly accessible locations), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP17 (Walking, cycling and public transport), 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) and DP28 (Noise and vibration).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- provision of additional Class B1 accommodation within this Central London area, promotion of cycle spaces which will provide a healthy and more sustainable alternative to the use of the private car and protection of the residential amenity of neighbouring occupiers.

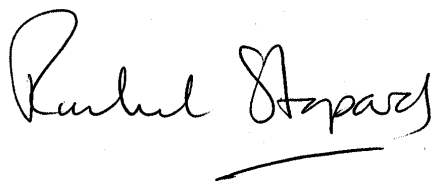
Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control

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 Stacey', with a horizontal line drawn underneath the name.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)