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Emily Greeves Architects
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London
SE1 9DG

Application Ref: **2011/4878/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

5 December 2011

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:
**101-103 Heath Street
LONDON
NW3 6SS**

Proposal:

Change of use of part first floor level from gallery (Class A1) to residential (Class C3); erection of a two storey rear extension at ground and first floor levels following the demolition of existing single storey rear extension and store rooms in rear yard; associated alterations including alterations to the shopfront, replacement of existing rear second floor window with sliding doors and refurbishment works.

Drawing Nos: Site location Plan S100; L100; L101; L102 rev A; L103; L104; L201; L202; L501; L502; L110; L111; L112_Rev A; L113_Rev A; L114; L211 Rev A; L212; L511; L512 Rev A; SK1; SK2; Design and Access Statement by Emily Greeves Architects.

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 use of the roof as a terrace shall not commence until the 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan S100; L100; L101; L102 rev A; L103; L104; L201; L202; L501; L502; L110; L111; L112_Rev A; L113_Rev A; L114; L211 Rev A; L212; L511; L512 Rev A; SK1; SK2; Design and Access Statement by Emily Greeves Architects.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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.

4 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 CS5 - (Managing the impact of growth and development); CS6 - (Providing quality homes); CS7- (Promoting Camden's centres and shops); CS13- (Tackling climate change through promoting higher environmental standards); CS14 - (Promoting high quality places and conserving our heritage); CS15 - (Protecting and improving our parks, open spaces and biodiversity) 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); DP12- (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses); DP22- (Promoting sustainable design and construction); DP23- (Water); DP24 - (Securing high quality design); DP25 - (Conserving Camden's heritage); DP26 - (Managing the impact of development on occupiers and neighbours) and DP30- (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Disclaimer

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