

Mr Nigel Abbott
Cluttons LLP
Portman House
2 Portman Street
London
W1H 6DU

Application Ref: **2011/5136/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

2 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:
59 Birkenhead Street
London
WC1H 8BB

Proposal:
Change of use of the basement from ancillary church offices (Class D1) to residential (Class C3) in association with the use of the basement, ground, first, second and third floors as 1x4 bed single dwelling.

Drawing Nos: Site location plan; 21170/59/E/01 Rev P2; 21170/59/P/01 Rev P1; Planning, Heritage and Design and Access Statement by Cluttons dated October 2011

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 development hereby permitted shall be carried out in accordance with the following approved plans:- 221170/59/P/01 Rev P1

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 It is advised that any physical works proposed in connection with the use of the property for a single family dwelling house whether they are external or internal would require listed building consent and where appropriate planning permission.
- 3 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), CS10- (Supporting community facilities and services); CS9- (Achieving a successful Central London Borough of Camden); 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 DP15- (Community and leisure uses); DP18 - (Parking Standards and limiting the availability of car-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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