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Application Ref: **2011/3431/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

1 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 Subject to a Section 106 Legal Agreement**

Address:  
**118 Judd Street**  
**London**  
**WC1H 9NS**

#### **Proposal:**

Change of use from office (Class B1) to residential (Class C3) at lower ground floor level to accommodate 1 x one bedroom self contained flat.

Drawing Nos: T10147-001 Rev 0; T10147-101 Rev A; T10147-200 Rev B; T10147-301 Rev 0; T10147-302 Rev 0.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The details of the proposed canopy over the front door at basement level shall be submitted to and approved by the Local Planning Authority. The relevant part of the works shall not be carried out otherwise than 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..

- 4 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 basement unit of no. 118 Judd Street 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: T10147-001 Rev 0; T10147-101 Rev A; T10147-200 Rev B; T10147-301 Rev 0; T10147-302 Rev 0.

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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 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) CS9- (Achieving a successful Central London Borough of Camden) CS11 - (Promoting sustainable and efficient travel) CS13 - (Tackling climate change through promoting higher environmental standards); CS14 - (Promoting high quality places and conserving our heritage); CS16 - (Improving Camden's Health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP5 - (Homes of different sizes) DP6- (Lifetime homes and wheelchair homes); DP13- (Employment sites and premises); DP18 - (Parking Standards and limiting the availability of car-parking); DP22- (Promoting sustainable design and construction); DP23 - (Water); DP24- (Securing high quality design); DP26- (Managing the impact of development on occupiers and neighbours); DP32 - (Air quality and Camden's clear zone). 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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