

Mr Matt Bailey
Metropolis Planning and Design
30 Underwood Street
London
N1 7JQ

Application Ref: **2011/1302/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

22 September 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:
1 King's Mews
London
WC1N 2JA

Proposal:

Change of use from office use (Class B1) at ground floor and hair loss treatment centre (Class D1) at first floor level to single dwelling house (Class C3), including the erection of a rear extension and associated roof terrace at first floor level.

Drawing Nos: Site Location Plan; 1176_05_101; 1176_05_102; 1176_00110; 1176_05_111; 1176_05_112; 1176_15_202 Rev B; 1176_15_201 Rev B; 1176_15_210; 1176_15_211; 1176_15_212;

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 1176_05_101; 1176_05_102; 1176_00110; 1176_05_111; 1176_05_112; 1176_15_202 Rev B; 1176_15_201 Rev B; 1176_15_210; 1176_15_211; 1176_15_212;

Reason:

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

- 3 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the southern elevation of the roof terrace, prior to commencement of use of the roof terrace and 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 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

Informative(s):

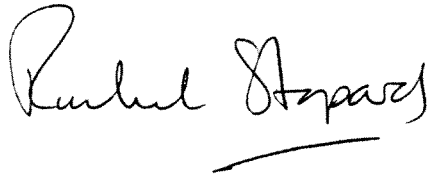
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 You are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to lifetime homes standards.
- 5 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 6 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 CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage) and CS19 (Delivering and monitoring the Core Strategy) 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), DP13 (Employment sites and premises), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), 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 DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

Riley, Deborah

From: rene brown [renelukebrown@hotmail.com]
Sent: 21 September 2011 16:41
To: Riley, Deborah
Subject: FW: Adtech Holdings - 1a kings mews s106
Importance: High
Follow Up Flag: Follow up
Flag Status: Red

Hi Deborah

Please find confirmation of the manual changes below

Thanks

Rene

Subject: RE: Adtech Holdings - 1a kings mews s106
Date: Wed, 21 Sep 2011 15:28:33 +0200
From: JoseAntonio.Buencamino@rbscoutts.com
To: emilebrown2006@hotmail.com
CC: Reto.Annen@rbscoutts.com; deborah.riley@camden.gov.uk

Hi Emile

Further to your e-mail below, please be advised that we are in agreement for the drawings to be replaced by the more recent ones.

Thanks

Regards,
Antonio

From: Emile Brown [mailto:emilebrown2006@hotmail.com]
Sent: jeudi, 15. septembre 2011 14:48
To: Buencamino, Jose Antonio (RBS Coutts, CH); deborah.riley@camden.gov.uk
Subject: Adtech Holdings - 1a kings mews s106

Hi Jose

We have made some minor amendments to the plans for Kings Mews (internal layout changes), please can I get an email back from yourself and Reto Annen confirming you are happy for 2 of the drawings the s106 agreement referred to being replaced by the 2 more recent drawings (attached)

The s106 agreement has been manually edited as per attached word document (and description below), please can you both confirm you are happy with this

Thanks

Rene

22/09/2011

From: Riley, Deborah
Sent: 23 August 2011 09:23
To: 'rene brown'
Subject: FW: 1a kings mews s106

Dear Rene,

Further to my email below, my client has received the revised plans and has indicated that as the revisions are non-material they can be processed without the need to consider a revised application.

Therefore, I would suggest that we make a manuscript amendment to the agreement to reflect the changed plan numbers. The original numbers 1176_18_201 Rev C and 1176_18_202 Rev A should be crossed out and replaced by 1176_15_202 Rev B and 1176_15_201 Rev B in each copy. You can write in the new numbers and then please ensure that the change is initialled in each copy. You may wish to confirm that these numbers are correct with your architect before proceeding.

The change needs to be made to clause 2.3 of the agreement and to the draft decision notice annexed to the agreement in each copy and I have attached a tracked version of both documents here to demonstrate this.

Please don't hesitate to contact me with any queries and I look forward to receiving the amended and executed documents as soon as possible. I would also note that my letter of 23 May 2011 requested a certification of the valid execution of the overseas company and I will require this and a cheque for the Council's costs before completion.

Kind regards,
Deborah Riley
Legal Adviser

Telephone: 020 7974 5826

From: Riley, Deborah
Sent: 22 August 2011 09:49
To: rene brown
Subject: RE: 1a kings mews s106

Dear Rene,

Thank you very much for the update. I'm unsure how you are proceeding with the revised drawings and I'll need to take instructions to determine how this affects the agreement. I'll be in touch to confirm whether we should proceed with the engrossed copies that I issued in May or whether the change requires new documents.

Kind regards,
Deborah Riley
Legal Adviser

Telephone: 020 7974 5826

From: rene brown [mailto:renelukebrown@hotmail.com]
Sent: 16 August 2011 10:13
To: Riley, Deborah
Subject: 1a kings mews s106

22/09/2011

Hi Deborah

Apologies for the delay in getting this back to you, I have been waiting for updated drawings from the architect

Hopefully will have the signed copy back to you in approx 2 weeks

Thanks

Rene

This message (including any attachments) is confidential, for the exclusive use of the intended recipient and may contain privileged information. If you are not the intended recipient, retention, dissemination, distribution, copying or otherwise making use of this message is strictly prohibited. Please be kind enough to notify the sender immediately by e-mail if you have received this message by mistake, and delete it from your system. Thank you. -- E-mails may be intercepted, altered or read by unauthorized persons. If you send us messages by e-mail, we take this as your authorization to correspond with you by e-mail.

