

Mr Daniel Rinsler
Daniel Rinsler & Co
1 Berkeley Street
London
W1J 8DJ

Application Ref: **2011/3043/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

14 October 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:
25 Agar Grove
London
NW1 9SL

Proposal:

Amendments to planning permission 2010/0086/P, dated 01/09/2010 (for the erection of a mansard roof extension, replacement of existing 1-2 storey side extensions with a single storey extension plus enclosed stair to first floor level and the conversion of the 1st, 2nd and new 3rd floors from ancillary public house accommodation (use class A4) to 5 self-contained residential flats (2x1 bed, 2x2 bed and 1x3 bed)) comprising change to 4 self-contained residential flats (1x1 bed, 2x2 bed and 1x3 bed) and installation of window at first floor level on Murray Street (north-east) elevation.

Drawing Nos: PL-100; 101; 102; 202A; 203A; 204 dated Feb 2010; 204 dated Jan 2010; 205B (Proposed Second Floor Plan only); 206A; 301; 302A; 303; 401; 402A; 405A; 406; GA/03; GA/05.

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 shall be carried out in accordance with the following approved plans PL-100; 101; 102; 202A; 203A; 204 dated Feb 2010; 204 dated Jan 2010; 205B (Proposed Second Floor Plan only); 206A; 301; 302A; 303; 401; 402A; 405A; 406; GA/03; GA/05.

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

Informative(s):

- 1 You are advised that this permission relates only to the changes highlighted on the plans hereby granted and shall only be read in the context of the substantive permission granted on 01/09/2010 under planning reference number 2010/0086/P and is bound by all the conditions and informatives attached to that permission.
- 2 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
- 3 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), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS7 (Promoting Camden's centres and shops), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving Camden's heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS16 (Improving Camden's Health and well being) and CS18 (Dealing with our waste and encouraging recycling) and CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 (Making full use of Camden's capacity for housing), DP5 (Housing size mix), DP6 (Lifetime homes and wheelchair homes), DP12 (Supporting strong centres and managing the impact of food, drink and entertainment and other town centre uses), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage), DP26 (Managing the impact of development on occupiers and neighbours) and (DP31- Provision of, and improvements to, open space and outdoor sport and recreation facilities).

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