

Mrs Valerie Scott
CGMS Ltd
26 Morley House
Holborn Viaduct
London
EC1A 2AT

Application Ref: **2011/4013/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

11 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:

**De Montfort House
101 King's Cross Road
London
WC1X 9LP**

Proposal:

Change of use from offices (Class B1) to 2 bedroom residential dwelling (Class C3) on all floors plus installation of perimeter railings on roof to create a roof terrace.

Drawing Nos: Site Location Plan; 0613/08P Rev B; 0613/2001P Rev A; 0613/2002/P Rev B; Lifetime homes statement dated August 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:- 0613/08P Rev B; 0613/2001P Rev A; 0613/2002/P Rev B; Lifetime homes statement dated August 2011.

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 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 5 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 and growth); CS6- (Providing quality homes); CS8- (Promoting a successful and inclusive Camden economy); 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 DP2 - (Making full use of Camden's capacity for housing); DP5 - (Homes of different sizes) DP6- (Lifetime homes and wheelchair homes); DP9- (Student housing, bedsits and other housing with shared facilities); DP13- (Employment sites and premises); DP17- (Walking, cycling and public transport); 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444