

Genesis Architects Ltd
7 St Margarets Road
Stanstead Abbots
Ware
Herts
SG12 8EP

Application Ref: **2010/6281/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

6 June 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:
**2 Queens Crescent
London
NW5 4EP**

Proposal:

Change of use of existing public house (A4) to provide 8 self contained residential dwellings (5 x 2 bedroom flats, 3 x 1 bedroom flats) and 168m² of Office (B1) floorspace, erection of mansard roof extension and two storey rear extension with associated fenestration and external alterations.

Drawing Nos: GAL120 (PC) 002, GAL120 (PC)003 D, GAL120(PC) 004, GAL120 (PC) 005 C, Pre-assessment report (SF42A Rev 4) dated November 2010.

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 Details, including 1:20 sections and elevations, of all new fenestration to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 (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) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The details, including 1:20 sections and elevations, of the proposed railings and balustrade to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 (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) 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 GAL120 (PC) 002, GAL120 (PC)003 D, GAL120(PC) 004, GAL120 (PC) 005 C, Pre-assessment report (SF42A Rev 4) dated November 2010.

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

- 6 The 8 proposed cycle stands as shown on the approved drawings, shall be provided prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) 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. 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 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.
- 3 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 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 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable. You are encouraged to improve upon the Water sub-category score through the full appraisal and build.
- 7 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 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), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel) and 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 (Housing size mix), DP6 (Lifetime homes and wheelchair homes), DP3 (Contributions to the supply of affordable housing), DP15 (Community and leisure uses), DP17 (Walking, cycling and public transport), DP19 (Managing the impact of parking), DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The principle of the loss of the public house (Class A4) is considered acceptable as there is no community function that will be lost. The proposed creation of office and residential accommodation is considered acceptable. The proposed roof extension and two storey rear extension is considered appropriate in terms of bulk, height, form and detailed design. It is considered the additions will preserve the character and appearance of the existing building and the wider streetscene. The extensions would not harm neighbour amenity in terms of outlook, light, privacy or sense of enclosure.

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