

Mr Martin Ledger  
Prospect Planning Limited  
96-98 High Street  
Stevenage  
Hertfordshire  
UK  
SG1 3DW

Application Ref: **2010/6319/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

3 May 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:  
**295 Euston Road**  
**London**  
**NW1 3AD**

Proposal:  
Change of use of first floor from offices ancillary to the ground floor level retail unit (Class A1) to a self-contained 2-bedroom flat (Class C3).  
Drawing Nos: Site Location Plan; 4147; Planning Statement by Prospect Planning Ltd dated November 2010; Lifetimes Homes Statement by Prospect Planning Ltd; and External Noise Assessment by Sound Advice Acoustics Ltd dated 21/01/11.

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 plan: 4147.

Reason:

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

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

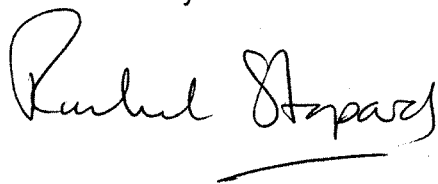
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 Distribution of growth, CS3 Other highly accessible areas, CS5 Managing the impact of growth and development, CS6 Providing quality homes, CS9 Achieving a successful Central London, CS11 Promoting sustainable and efficient travel, CS18 Dealing with out waste and encouraging recycling 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, DP6 Lifetime homes and wheelchair homes, DP10 Helping and promoting small and independent shops, DP18 Parking standards and limiting the availability of car parking, DP19 Managing the impact of parking, DP16 Managing the impact of development on occupiers and neighbours and DP28 Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 You are reminded of the need to provide adequate space for the storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)
- 3 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).

- 4 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.
- 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 The residential unit hereby approved by virtue of its location would benefit from the introduction of noise mitigation measures such as the introduction of secondary or double glazing. You are encouraged to investigate the possibility of introducing such measures, but are reminded that any works which would materially effect the external appearance of the building would require planning permission. The acceptability of these works would need to be considered against the relevant planning policies.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



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](http://www.camden.gov.uk/planning).