

Nicholas Brill
Brill + Owen Architects
Grove House
2b Lichfield Grove
London, N3 2JP

Application Ref: **2010/5167/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

5 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:
38 - 40 Windmill Street
London
W1T 2JX

Proposal:
Change of use of third floor offices (class B1a) and vacant first and second floors (Class B8) to create 6x two-bedroom flats (class C3), including rear extensions at first, second, third and fourth floors and associated external alterations.
Drawing Nos: 09/702/ LOC01; SUR01; SUR02; SUR03; SUR04; SUR05; SUR06; SUR07; SUR08; SUR09; SUR10; SUR11; SUR12; P01C; P02A; P03A; P04A; P05B; P06C; P07C; P08B; P09B; P10B; P11C; P12B; Design & Access Statement; Design Statement; Daylight and Sunlight Report; Giordano Empty Rates Evidence dated 23/06/09; Letter from Last & Mazin dated 08/11/20; Eco Homes Pre-Assessment

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 use of the 1st floor terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Before the development commences, details of the proposed cycle storage area for 8 x cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies..

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 09/702/ LOC01; SUR01; SUR02; SUR03; SUR04; SUR05; SUR06; SUR07; SUR08; SUR09; SUR10; SUR11; SUR12; P01C; P02A; P03A; P04A; P05B; P06C; P07C; P08B; P09B; P10B; P11C; P12B; Design & Access Statement; Design Statement; Daylight and Sunlight Report; Giordano Empty Rates Evidence dated 23/06/09; Letter from Last & Mazin dated 08/11/20; Eco Homes Pre-Assessment.

Reason:

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

- 5 The windows to the rear elevation at second floor level shall be obscure glazed and at fixed shut to an internal height of 1.8m prior to the first occupation of Flat 4 hereby approved. The windows shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

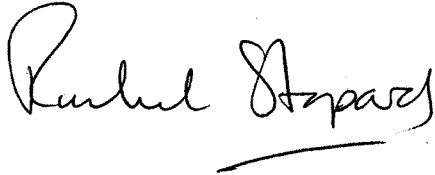
- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 2 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).
- 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 Reasons for granting planning permission/conservation area consent/listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies 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, CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity, and CS19 - Delivering and monitoring the Core Strategy; and the London Borough of Camden Local Development Framework Development Policies DP2 - Making full use of Camden's capacity for housing, DP5 - Homes of different sizes, DP6 - Lifetime homes and wheelchair homes, DP13 - Employment premises and sites, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of 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, DP29 - Improving access and DP31 - Provision of, and improvements to, public open space and outdoor sport and recreation facilities. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- providing quality housing, employment sites and premises, securing high quality design and managing the impact of development

on occupiers and neighbours.

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, appearing to read 'Rachel Stopard', with a horizontal line 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.