

Mr Paul Wynn
Rick Mather Architects
123 Camden High Street
London
NW1 7SR

Application Ref: **2011/0303/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

11 April 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

Councils Own Permission Under Regulation 3 Granted

Address:
Highgate New Town Community Centre
25 Bertram Street
London
N19 5DQ

Proposal:
Extension to existing community centre (Class D1) at ground floor level to building adjoining 26 Bertram Street, including alterations to doors and windows.

Drawing Nos: Site Location Plan; 1110 Rev PL; 1210 Rev PL; 1106 Rev PL; 1206 Rev PL; 1105 Rev PL; 1205 Rev PL; 1200 Rev PL; 1001 Rev PL; 1000 Rev PL; 1100 Rev PL2; email from HASC on 14 March 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: Site Location Plan; 1110 Rev PL; 1210 Rev PL; 1106 Rev PL; 1206 Rev PL; 1105 Rev PL; 1205 Rev PL; 1200 Rev PL; 1001 Rev PL; 1000 Rev PL; 1100 Rev PL2; email from HASC on 14 March 2011.

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

- 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) and DP25 (Conserving Camden's heritage) 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 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 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 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), CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services), CS14 (Promoting high quality places and conserving our heritage), CS17 (Making Camden a safer place) and the London Borough of Camden Local Development

Framework Development Policies, with particular regard to policies DP15 (Community and leisure uses), 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 officers report.

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