

Rex Dean
23 Croxley Road
LONDON
W9 3HHApplication Ref: **2010/5065/P**
Please ask for: **Rob Willis**
Telephone: 020 7974 **6805**

15 November 2010

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988**Renewal of Full Planning Permission Granted Subject to a Section 106 Legal Agreement**Address:
rear of 250 Belsize Road
London
NW6 4BTProposal:
Renewal of planning permission granted on 10/10/2007 (2006/5329/P) (for a change of use of first floor from offices (Class B1) to residential (Class C3), to provide a 2-bedroom self-contained flat, including extension to existing building at first floor and roof level (Kilburn Vale elevation) and installation of 3 rooflights in rear roofslope).
Drawing Nos: BR.01; BR.02; BR.03.

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 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 policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006, policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Before the works commence, details of the soundproofing to be provided between the new first floor flat and existing ground floor level workshop, shall be submitted to the Council for approval. The insulation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the new residential premises in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006, policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 One cycle storage space shall be provided for the use of the new flat. Details of cycle parking facilities for the new unit shall be submitted to and approved by the Council before works commence on site, and these facilities shall be provided prior to the first occupation of the unit, in accordance with those approved details and permanently retained thereafter.

Reason: To ensure cycle facilities are provided accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006, 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans BR.01; BR.02; BR.03.

Reason:

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

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.
- 2 Reasons for granting permission. [Delegated]

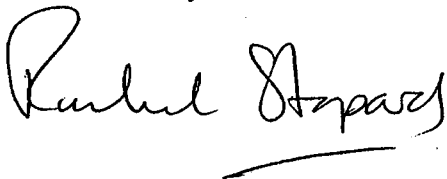
The proposed development is in general accordance with the policy requirements

of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of Life), SD6 (Amenity for Occupiers & Neighbours), SD7 (Light, noise and vibration pollution), SD8 (Disturbance), H1 (New Housing), H8 (Mix of Units), E2 (Loss of business use), B1 (General Design Principles), B3 (Alterations & Extensions), B7 (Conservation Areas), T3 (Pedestrians and Cycling), T4 (Public Transport), T8 (Car Free Housing and Car Capped Housing) and T9 (Impact of Parking); ; 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) 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 DP5 (Homes of different sizes), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (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 officers report.

- 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 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.

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.