

Mr William Smith
Turley Associates
25 Savile Row
London
W1S 2ES

Application Ref: **2010/4327/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

2 December 2010

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:

**1 Browns Lane
London
NW5 3EX**

Proposal:

Construction of a three level multi storey car storage facility with 132 spaces, associated with the existing car repair workshop.

Drawing Nos: Daylight, sunlight and overshadowing report, dated 20 July 2010, ref 18069215_1 version 1; Planning and transportation statement, dated August 2010, ref HEXL1000; Desk study assessment, dated 25 June 2010, ref DSN0134; Site location plan; BH 0119-4-OP-AN-XX-10001; BH 0119-4-OP-AN-XX-10002; BH 0119-4-OP-GR-00-00001; BH 0119-4-OP-GR-01-00002; BH 0119-4-OP-GR-02-00003; BH 0119-4-OP-GR-03-00004; BH 0119-4-OP-SC-XX-10001; Letter from Turley Associates and appended plan, dated 2 November 2010, ref HEXL1000/WS.

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: Daylight, sunlight and overshadowing report, dated 20 July 2010, ref 18069215_1 version 1; Planning and transportation statement, dated August 2010, ref HEXL1000; Desk study assessment, dated 25 June 2010, ref DSN0134; Site location plan; BH 0119-4-OP-AN-XX-10001; BH 0119-4-OP-AN-XX-10002; BH 0119-4-OP-GR-00-00001; BH 0119-4-OP-GR-01-00002; BH 0119-4-OP-GR-02-00003; BH 0119-4-OP-GR-03-00004; BH 0119-4-OP-SC-XX-10001; Letter from Turley Associates and appended plan, dated 2 November 2010, ref HEXL1000/WS.

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

- 3 The car parking spaces hereby permitted shall only be used for the parking of vehicles in connection with mechanical servicing or repair of vehicles undertaken at this site and for no other purposes including staff parking, cars awaiting sale or cars awaiting body shop repairs.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Any movement of vehicles at the car storage facility hereby permitted shall not be carried out outside the following times 0700-1830 hours Mondays to Fridays and 0830-1230 hours Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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.

- 5 A sample panel of the steel mesh panelling system and stairwell glazing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the first occupation of the building a plan showing details of a green wall (including a programme for an initial scheme of maintenance) and/or other means of screening on the east facing elevation of the building residential windows with No 74A Holmes Road shall be submitted to and approved in writing by the Local Planning Authority. The screening measures shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained.

Reason: To ensure that the development is appropriately screened from residential windows at No 74A Holmes Road and to ensure a suitable design and maintenance plan for the green wall in accordance with the requirements of policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, DP26, and DP32 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 The applicant is advised to notify the Local Sewage Operator (Thames Water) and obtain approval for the discharge of effluent from the applicant's premises.
- 4 The applicant should consider installing petrol/oil interceptors as there are over 50 vehicles to be stored in the facility. Please refer to the Environment Agency Pollution Prevention Guidance (PPG) 3 using the link below for more information: <http://publications.environment-agency.gov.uk/pdf/PMO0406B1YL-e-e-pdf?lang=e> Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourse.

- 5 There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the ejection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 6 Reasons for granting planning permission

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS13 (Climate change), CS14 (Promoting high quality places and conserving our heritage), CS15 (Biodiversity), CS16 (Health and well-being) and the London Borough of Camden Local Development Framework Development Policies DP13 (Employment sites and premises), DP16 (The transport implications of development), DP22 (Sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP32 (Air quality and Camden's clear zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposed use and functional design are considered acceptable within the Kentish Town Industrial Area. Necessary conditions and S106 clauses are considered sufficient to control any traffic impacts resulting from the proposed use. The proposed building is not considered to significantly impact nearby residential units in terms of sunlight/daylight, outlook, privacy or noise.

Disclaimer

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