



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7974 4444  
Fax 020 7974 1680  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Miss Elizabeth Stephen  
CGMS Consulting  
Morley House  
26 Holborn Viaduct  
LONDON  
EC1A 2AT

Application Ref: **2009/2777/P**  
Please ask for: **Jonathan Markwell**  
Telephone: **020 7974 2453**

31 March 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:  
**Foley House**  
**11 East Heath Road**  
**London**  
**NW3 1DA**

#### Proposal:

Erection of two storey ancillary building for work/studio space in connection with main dwelling following demolition of existing garage.

Drawing Nos: Site Location Plan; 508/50/1; 508/50/2; 508/50/3; 508/50/4B; 508/100/1; 508/100/2; 508/100/3; 508/100/4; 508/100/5; 508/100/6; 508/100/7; 508/100/11A; 508/100/12A; 508/100/13A; 508/100/14A; 508/100/15A; 508/100/16A; 508/100/17A; 508/100/18A; 508/200/1; 508/200/2; Development Tree Report - mm 482Ra.

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 A sample panel of all external materials 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 policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The ancillary building hereby approved shall only be used for purposes incidental to the residential use and shall not be used as a separate independent Class C3 dwelling or Class B1 business unit.

Reason: To ensure that the ancillary building does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies SD6 (Amenity for occupiers and neighbours), H1 (New housing) and E1 (Location of business uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

**Informative(s):**

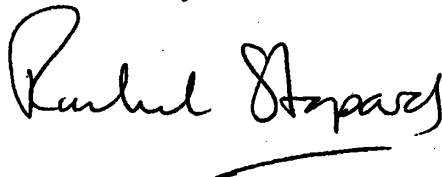
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject 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](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.
- 3 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.

- 4 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the design of the new building and the subsequent operation of the use.
- 5 Reasons for granting permission.

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), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B6 (Listed buildings), B7 (Conservation areas), N2 (Protecting open space), N8 (Ancient woodlands and trees), T2 (Capacity of transport provision), T3 (Pedestrians and cycling), T4 (Public transport and development), T8 (Car free housing and car capped housing), T9 (Impact of parking) and T12 (Works affecting highways). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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).