

Aaron Thompson
Claridge Architects
2a Wrentham Ave
The Tay Building
London
NW10 3HA

Application Ref: **2009/3810/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

13 August 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:
Linburn House
340-354 Kilburn High Road
London
NW6 2QJ

Proposal:
Erection of a fourth floor mansard roof extension to provide 5 residential units (class C3).
Drawing Nos: 09008/S.00: EX.00: EX.01: EX.02: GA.00: GA.01: GE.00:

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 policy B1 [general design] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 [amenity] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 09008/S.00: EX.00: EX.01: EX.02: GA.00: GA.01: GE.00.

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

Informative(s):

- 1 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 SD2 (Planning Obligations), SD6 (Amenity for Occupiers and Neighbours), SD8 (Disturbance from construction), H1 (New Housing), H2 (Affordable Housing), H7 (Lifetime Homes), H8 (Mix of Units), B1(General Design Principles), B3 (Alterations and Extensions), B9 (Views), N4 (Public Open Space), N5 (Biodiversity), T3 (Pedestrian and Cycling), T7 (Off-Street Parking), T8 (Car-free Housing), T9 (Impact of Parking), T12 (Works Affecting the Highway), Appendix 6 Parking Standards. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Highways Engineering Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or email

highwayengineering@camden.gov.uk

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling
- 7 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.
- 8 You are advised that the Council expects schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. You are asked to investigate best options to provide habitat for species identified in the Camden Biodiversity Action Plan. Discussions could be organised with the Council's biodiversity officer to determine which would be the most appropriate features to provide habitat on this building and location.
- 9 You are advised to look at Camden Planning Guidance for information on Lifetime Homes standards and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the new accommodation is acceptable with regards to accessibility by future occupiers and their changing needs over time.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613