

ref. GS/3568
Stuart Henley & Partners
Chartered Building Surveyors
18 Friern Park
LONDON
N12 9DA

Application Ref: **2009/2515/P**
Please ask for: **Max Smith**
Telephone: 020 7974 5114

12 July 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:
251-259 Camden High Street
London
NW1 7BU

Proposal:

Amendments to planning permission 2007/3838/P dated 17th March 2007 for the "erection of a first floor level steel walkway with balustrade to the rear of Nos. 253-259 to facilitate access to 4 self-contained flats at first and second floor levels, plus installation of windows and doors to the rear elevation", to include an additional walkway at second floor level and the internal reconfiguration of the self-contained flats.

Drawing Nos: Site Location Plan; 3568_09; 3568_10.

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 shall be carried out in accordance with the following approved plans: Site Location Plan; 3568_09; 3568_10.



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

Informative(s):

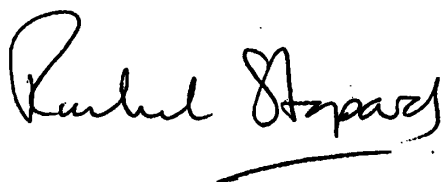
- 1 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 2 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).
- 3 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
- 4 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
- 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 SD2 Planning obligations, SD6 Amenity for occupiers and neighbours, H1 New housing, H7 Lifetime homes, H8 Mix of units, T3 Pedestrians and cycling, T8 Car-free housing and car-capped housing and T9 Impact of parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 6 You are reminded that all conditions attached to planning permission 2007/3838/P dated 17th March 2007 continue to apply.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath the name.

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.