

Mr Kieran Rafferty
KR Planning
27 York Place
Bournemouth
Dorset
BH7 6JN

Application Ref: **2009/5128/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

15 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:
158-164 Royal College Street
London
NW1 0TA

Proposal:

Change of use of ground and basement floors from retail (Class A1) to six residential (Class C3) units (1x one bed, 2x two bed and 3x three bed) with associated external alterations, including erection of two 2-storey rear extensions, a front elevation lightwell and new windows on front, side and rear elevations.

Drawing Nos: Site Location Plan A (GA) 001; GA.01; GA.02; GE.01; GE.02; GE.03; A (GA) 002; A (GA) 090 Rev B; A (GA) 100 Rev B; A (GA) 300; A (GA) 400 Rev A; A (GA) 401; A (GA) 402 Rev A; A (GA) 403; A (GA) 500; Design and Access Statement; Sustainable Energy Information by MDA; Eco-Homes Report dated 18/04/2008 - 0776/2.01/Cp; Daylight Report by Delva Patman Associates - AR/pb/07238; Hoval BioLyt Boiler Manufacturer Information.

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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The waste storage and removal (including recycled materials) area hereby approved shall 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 premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours) and SD12 (Development and Construction Waste) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The Josta two-tier cycle racks showing spaces for six cycles shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 (Pedestrians and cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding the approved drawings, an area of green/brown roof shall be provided on the flat roof level of the basement and ground floor rear extension hereby approved. Prior to the first occupation of the building a plan showing details of the green/brown roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green/brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to secure appropriate features to enhance biodiversity measures within the development, in accordance with the requirements of policy N5 (Biodiversity) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Notwithstanding the details illustrated on the approved drawings, no railings shall be erected to partially enclose the front lightwells without the prior approval of the Local Planning Authority. Instead, details of the design (including plan, section and external finishes) of a form of enclosure above the front lightwells shall be submitted to and approved by the Council. The approved lightwell enclosure shall be installed prior to the occupation of any of the residential units and shall be permanently maintained and retained thereafter, unless otherwise agreed in writing by the Council.

Reason: To safeguard the appearance of the premises and the character and appearance of the Camden Broadway Conservation 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan A (GA) 001; GA.01; GA.02; GE.01; GE.02; GE.03; A (GA) 002; A (GA) 090 Rev B; A (GA) 100 Rev B; A (GA) 300; A (GA) 400 Rev A; A (GA) 401; A (GA) 402 Rev A; A (GA) 403; A (GA) 500; Design and Access Statement; Sustainable Energy Information by MDA; Eco-Homes Report dated 18/04/2008 - 0776/2.01/Cp; Daylight Report by Delva Patman Associates - AR/pb/07238; Hoval BioLyt Boiler Manufacturer Information. This however does not relate to the area of flat roof area of the basement and ground floor rear extension required for the green/brown roof, as shown on plans A (GA) 400 Rev A and A (GA) 402 Rev A (see condition 5 above for details), nor the railings surrounding the front lightwell, as shown on plans A (GA) 100 Rev B; A (GA) 401; A (GA) 402 Rev A; A (GA) 300; A (GA) 500 (see condition 6 above for details).

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

Informative(s):

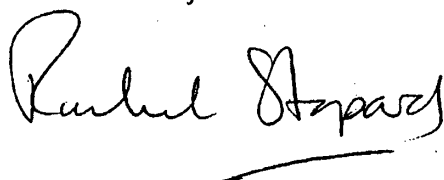
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Your proposals may be subject to control under the Party 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.
- 3 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 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 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.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 6 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.
- 7 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 refurbishment of the building and the subsequent operation of the use.
- 8 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), SD8 (Disturbance), SD9 (Resources and energy), SD12 (Development and construction waste), H1 (New housing), H2 (Affordable housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), R7 (Protection of shopping frontages and local shops), N4 (Providing public open space), N5 (Biodiversity), T3 (Pedestrians and cycling), 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

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

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.