

Mr John Broderick
JPB ARCHITECTS
Cedar House
Vine Lane
Hillingdon
Uxbridge
Middlesex
UB10 0NF

Application Ref: **2010/1318/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

16 June 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:
111 Guilford Street
LONDON
WC1N 1DP

Proposal:

Change of use of part of ground floor and first - third floors from 1 x four bedroom maisonette and retail ancillary storage to 4x1 bedroom flats (Class C3), and erection of rear first floor extension .

Drawing Nos: Site Location Plan; 05 P1; 06 P1; 07 P1; 08 P1; 09 P1; 10 P1; 15 P1; 16 P1; 17 P1; 18 P1; 19 P1; 20 P1; 30 P1; 31 P1; 35 P1; 36 P1; Lifetime Homes Statement

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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the details hereby permitted, the roof of the first floor extension shall not be used as a balcony, roof garden/terrace or for any purpose of a similar nature without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential properties, in accordance with policy SD6 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 05 P1; 06 P1; 07 P1; 08 P1; 09 P1; 10 P1; 15 P1; 16 P1; 17 P1; 18 P1; 19 P1; 20 P1; 30 P1; 31 P1; 35 P1; 36 P1;

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 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 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 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the

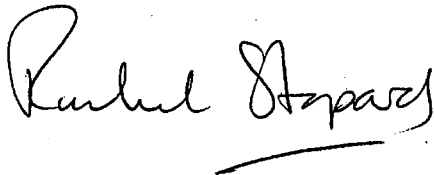
Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden 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 SD1 (Quality of life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), H1 (New housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), B4 (Shopfronts, advertisements and signs), B7 (Conservation areas), T3 (Pedestrians and cycling), T8 (Car free housing and car capped housing), T9 (Impact on parking), R6 (Other town centre uses), R7 (Protection of shopping frontages and local shops), and R8 (Upper floors and shopfronts). 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 underneath.

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.