

Mr Ben Muir
Robert K Muir Ltd
Parndon Mill
Parndon Mill Lane
Harlow
Essex
CM20 2HP

Application Ref: **2010/1286/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

3 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:
124 Fortress Road
London
NW5 2HP

Proposal:

Change of use from 1 x self contained flat to a house in multiple occupation (HMO) consisting of 4 x non-self contained flats (Class C3) with shared bathroom facilities, the relocation of a window at second floor level, the erection of a rear dormer and 2 x rooflights on the front roofslope.

Drawing Nos: Site location plan; 1124FR/001/FP Rev D; 124FR/003/EL-T Rev D; 124FR/005/EL-P Rev A.

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 B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan, 124FR/001/FP Rev D; 124FR/003/EL-T Rev D; 124FR/005/EL-P Rev A.

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 SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), H3 (Protecting existing housing), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), T3 (Pedestrians and cycling), T8 (Car free housing and car capped housing), T9 (Impact of parking), 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.

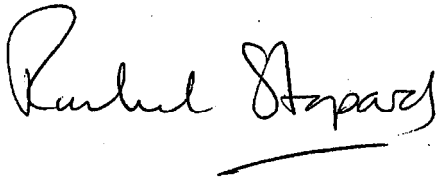
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 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 You are reminded that you on the completion of works you may need to apply for an HMO Licence. For further details, please contact the Council's Houses In Multiple Occupation Registration Scheme, Culture and Environment Directorate, Camden Town Hall Extension, Argyle Street, London, WC1H 8EQ. Tel: 020-7974 5613.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste.

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.