

Kieran Rafferty  
KR Planning Ltd  
27 York Place  
Bournemouth  
DORSET  
UK  
BH7 6JN

Application Ref: **2010/1647/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 **5562**

24 May 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**

Address:  
**66 Chalk Farm Road**  
**London**  
**NW1 8AN**

Proposal:  
Change of use of front basement area (Class B1) to shop (Class A1) in conjunction with A1 unit on ground floor level.

Drawing Nos: 10310-A(GA)P001; P090; (GA)P100; (GA)P302A; (GA)P400; P401;  
(SO)P090; (SO)P100; (SO)P400; (SO)P401

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 The development hereby permitted shall be carried out in accordance with the following approved plans - 10310-A(GA)P001; P090; (GA)P100; (GA)P302A; (GA)P400; P401; (SO)P090; (SO)P100; (SO)P400; (SO)P401

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); B1 (General design principles); B3 (Alterations and extensions); B4 (Shopfronts, advertisements and signs); R1 (Location of new retail uses); R2 (Impact of retail and entertainment uses); R7 (Protection of shopping frontages and local shops) and E2 (Retention of existing business uses). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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). In particular, you are advised that a change of use to retail will require the building to be upgraded to be accessible and meet the guidance in Approved Document M, in relation to requirements for a lift, suitably designed staircase and WC provision.
- 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.

**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***