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56 Kingsway Place  
London  
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Application Ref: **2010/0728/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

17 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:

**277-279 Camden High Street**

**London**

**NW1 7BX**

Proposal:

Revisions [including ground floor rear extension with green roof above to provide additional floorspace to retail unit [Class A1], installation of rooflights to ground floor extension and doors to first floor at rear of residential flat to provide access to roof terrace at no. 279] to planning permission ref: 2006/3390/P granted on 04/10/2006 for erection of a 2-storey rear extension to provide additional retail accommodation, provision of new residential entrance to front elevation, creation of roof terraces at the first floor residential flat and demolition of existing ground floor rear extension.

Drawing Nos: Site Location Plan; 2118/EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; P.01; P.02; P.03; P.04(A); P.05(A); P.06(A); P.07; P.08(A); P.09(A); and Green Roof Systems by Liquid Plastics (Manufacturer's specification).

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 B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the submitted details, full details in respect of the green roof hereby approved (including construction, planting and management details) shall be submitted to and approved by the local planning authority before the development commences. The rear ground floor extension hereby approved shall be constructed in accordance with the details approved and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B 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 Site Location Plan; 2118/EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; P.01; P.02; P.03; P.04(A); P.05(A); P.06(A); P.07; P.08(A); P.09(A); Green Roof Systems by Liquid Plastics (Manufacturer's specification).

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 SD6 (Protection of Amenity for Occupiers and Neighbours), SD9B (Resources and Energy - Water), B1 (General Design Principles), B3 (Alterations and Extensions), N5 (Biodiversity), R2 (General impact of retail and entertainment uses), 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 officer's 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).
- 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.
- 4 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.

**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***