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Application Ref: **2010/0694/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

11 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:

**33 Chalcot Square
London
NW1 8YA**

Proposal:

Change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side.

Drawing Nos: 3245/EX01 rev. A 3245/EX05 rev.A; 3245/EX10 rev.B; 3245/EX11rev. A; 3245/EX12 rev.A; 3245/EX13; 3245/EX14; 3245/EX15; 3245/EX20 rev.B; 3245/EX21 rev.B; 3245/EX30 rev A; 3245/EX31 rev.A; 3245/EX32 rev.A; 3245/EX40 rev.A; 3245/EX41 rev.A; 3245/EX42 rev.A; 3245/C/D05; 3245/C/D10; 3245/C/D11; 3245/C/D12; 3245/C/D13; 3245/C/D14; 3245/C/D30; 3245/C/D31; 3245/C/D32; 3245/C/PO5; 3245/C/P10; 3245/C/P11; 3245/C/P12; 3245/C/P13 rev.A; 3245/C/P14 rev.A; 3245/C/P15 rev.A; 3245/C/P20; 3245/C/P21 rev.A; 3245/C/P30; 3245/C/P31; 3245/C/P32 rev.A; 3245/C/P40; 3245/C/P41; 3245/C/P42 rev.A; 3245/C/P50; 3245/C/P60; 3245/C/P61; 3245/C/P62; Short history and assessment of architectural interest; Tree Report and Survey; Historic plan.



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 Details of the replacement ash tree including position, date and size should be submitted to the Council for approval prior to the commencement of work on site. By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, the replacement tree as approved shall be planted. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy N8 (tree protection) 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: 3245/EX01 rev. A 3245/EX05 rev.A; 3245/EX10 rev.B; 3245/EX11rev. A; 3245/EX12 rev.A; 3245/EX13; 3245/EX14; 3245/EX15; 3245/EX20 rev.B; 3245/EX21 rev.B; 3245/EX30 rev A; 3245/EX31 rev.A; 3245/EX32 rev.A; 3245/EX40 rev.A; 3245/EX41 rev.A; 3245/EX42 rev.A; 3245/C/D05; 3245/C/D10; 3245/C/D11; 3245/C/D12; 3245/C/D13; 3245/C/D14; 3245/C/D30; 3245/C/D31; 3245/C/D32; 3245/C/PO5; 3245/C/P10; 3245/C/P11; 3245/C/P12; 3245/C/P13 rev.A; 3245/C/P14 rev.A; 3245/C/P15 rev.A; 3245/C/P20; 3245/C/P21 rev.A; 3245/C/P30; 3245/C/P31; 3245/C/P32 rev.A; 3245/C/P40; 3245/C/P41; 3245/C/P42 rev.A; 3245/C/P50; 3245/C/P60; 3245/C/P61; 3245/C/P62; Short history and assessment of architectural interest; Tree Report and Survey; Historic plan.

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

Informatives:

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); H7 (lifetime homes and wheelchair housing); H8 (mix of units); B1 (general design principles); B3 (alterations and extensions); B6 (listed buildings); B7 (conservation areas); N8 (ancient woodland and trees); T3 (pedestrians and cyclists); T9 (impact of parking). 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 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 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).

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

