

Chris Georgiou
Mr Chris Georgiou
83 Chase Way
Southgate
London
N14 5EA

Application Ref: **2010/0040/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

7 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:
282 Camden Road
London
NW1 9AB

Proposal:
Change of use of ground floor from office (Class B1) to 1x 2 bedroom self contained flat (Class C3), and external alterations to rear ground floor windows, and associated construction of outbuilding in rear garden for use as storage space ancillary to the office (Class B1) retained at basement level.

Drawing Nos: Site Location Plan; 809/30; 809/31; 809/32; 809/33; 809/34; 809/35A; 809/36; 809/37A; 809/38A; 809/39 annotated showing green roof; 809/43; 809/44;

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 Prior to the commencement of the development of the storage building, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9, N5 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 809/30; 809/31; 809/32; 809/33; 809/34; 809/35A; 809/36; 809/37A; 809/38A; 809/39 annotated with green roof; 809/43; 809/44;

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

- 5 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the approved outbuilding shall only be used as ancillary storage for the associated business at basement level and for no other purpose.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area in accordance with policy SD6 (Amenity for occupiers and neighbours), of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Before the development commences, details of the proposed cycle storage area for 1 cycle shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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.
- 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 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 SD2 (Planning Obligations), SD6 (Amenity for occupiers), H1 (New Housing), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas), E2 (Retention of existing business uses), T3 (Pedestrians & Cycling), and T9 (Impact of Parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 You are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to lifetime homes standards.

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