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Development Control
Planning Services
London Borough of Camden
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Mr Paul Evans
Paul Evans Design Associates
9 Dalmeny Road
LONDON
N7 0HG

Application Ref: **2009/4002/P**
Please ask for: **Katrina Christoforou**
Telephone: **020 7974 5562**

15th March 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:
3-5 Queen Square
London
WC1N 3AU

Proposal:

Change of use and works of conversion from office use (Class B1) on the second floor to residential use (Class C3) to create two self contained flats and conversion of the 4th floor 4-bedroom flat to create two self contained flats.

Drawing Nos: Site Location Plan; QS3.P01 Rev C; QS3.P02 Rev C.

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 Before the development commences, details of the proposed cycle storage area for 3x additional cycles 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 any of the new units, 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 (Pedestrians and Cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Before the development commences, details of the proposed residential rear access to the stairwell shall be submitted to and approved by the Council. The access shall thereafter be provided, maintained and retained in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (design principles); B3 (Alterations and extensions); B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

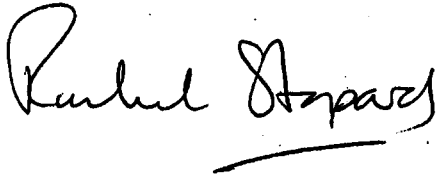
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life); SD6 (Amenity for occupiers and neighbours); SD9 (Resources and energy); H1 (New housing); H3 (Protecting existing housing); H7 (Lifetime homes and wheelchair housing); H8 (Mix of units); T3 (Pedestrians and Cycling); T8 (Car free housing and car capped housing); 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.

- 2 You are advised that any future applications for the further subdivision, conversion or extension of this property to provide additional residential flats or floorspace could trigger the request for affordable housing in accordance with policy H2 (Affordable Housing) of the London Borough of Camden Replacement Unitary Development Plan 2006. In this case, it is expected that the developer will be required to enter into a Section 106 Agreement with the Council to secure affordable housing in the Borough.
- 3 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).

- 4 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.
- 5 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

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



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.