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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Trevor Clap
Foundation Architecture Ltd
Selous House
5-12 Mandela Street
LONDON
NW1 0DU

Application Ref: **2008/4099/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 5562

9 June 2009

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:
**Site to rear of 6 John Street
and 10/11 Kings Mews
London
WC1 2ES**

Proposal:

Partial demolition of rear office extension at lower ground and ground floors and the erection of a new single family dwelling house (Class C3) fronting King's Mews.

Drawing Nos: Site Location Plan 001; E099A; E100A; E101A; E102A; E103A; E104A; E105A; E200A; E201A (Existing Section BB); E300A; E301A; P099D; P100D; P102C; P103C; P200C; E201C (Proposed section BB); P300A; P301C.

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 details of all facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of King's Mews, the setting of the neighbouring listed terrace and the character of the immediate area and the conservation area in accordance with the requirements of policies S1/ S2 and B1, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding that shown on the submitted drawings details of the arrangement and materials of the entrances, fenestration and balustrading to the front elevation of the property shall be submitted to and approved by the Council prior to the commencement of works on site.

Reason: To safeguard the appearance of King's Mews, the setting of the neighbouring listed terrace and the character of the immediate area and the conservation area in accordance with the requirements of policies S1/ S2 and B1, B6 and B7 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 SD6, B1, B3, B6, B7, H1, H7, E2 and T8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

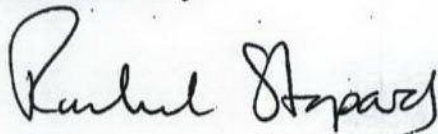
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 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 Sites Team, Urban Design and Regeneration.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.