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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 6868

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

Mr James Tatham
Jestico & Whiles
1 Cobourg Street
LONDON
NW1 2HP

Application Ref: **2008/4999/P**
Please ask for: **Katrina Christoforou**
Telephone: **020 7974 5562**

2 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:
3 - 5 Queen Square
London
WC1N 3AU

Proposal:

Part change of use and works of conversion from Office (Class B1) to residential (Class C3) at third to fifth floors to provide 1x 1bed unit, 1x 2bed unit, 1x 3bed unit and 1x 4-bed unit, rear extensions at basement to fifth floor level including the erection of balconies to the rear elevation and other associated works.

Drawing Nos: Site Location Plans 2248-0500 P01; 2248-0501 P01; Drawing numbers 2248-0001-P02; 0002-P02; 0003-P02; 0004-P02; 0005-P02; 0006-P02; 0007-P02; 0008-P02; 0009-P02; 0010-P02; 0015-P02; 0016-P02; 0020-P02; 0021-P02; 0022-P02; 0023-P02; 0510-P02; 0511 P02; 0512-P02; 0513-P03; 0514-P03; P0515-P02; 0516-P02; 0517-P02; 0518-P02; 0530-P02; 0531-P02; 0535-P02; 0536-P02; 0540-P02; 0541-P02; 0542-P02; 0543-P02.

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 S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3** A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected at the Cosmo Place end of each of the balconies at second, third, fourth and fifth floor levels prior to the occupation of any of the residential units and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4** Notwithstanding the works hereby approved, details of green/brown roof areas should be submitted to and approved by the local planning authority before the development commences. The buildings shall not be occupied until the approved details have been implemented and these works 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 and Camden Planning Guidance 2006.

- 5** Full details of the proposed barrier in the side access at ground floor level shall be submitted to and approved by the Council prior to the commencement of works and shall be permanently retained thereafter 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 S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6** Prior to the commencement of works details of 4 cycle storage spaces to be provided on site shall be submitted for the approval of the Council. The cycle

storage shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that adequate cycle parking is provided on site in line with policy T3 Pedestrians and cycling of the London Borough of Camden Replacement Unitary Development Plan, June 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 S1/S2, SD1, SD6, H1, H7, H8, B1, B3, B6, B7, T3, T8 and T9. 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.

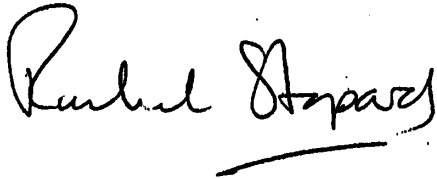
4 Please note that the permission hereby approved does not authorise any plant or machinery. Any plant to be installed in the proposed plant area at rear basement level, and any other proposed plant would be subject to separate applications where necessary.

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 Sites Team, Urban Design and Regeneration.

6 You are advised that the areas of hard landscaping (paving areas) should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the building.

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.