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Development Control
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Richard Lewis
Crawford Partnership
1a Muswell Hill
LONDON
N10 3TH

Application Ref: **2009/2885/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

11 December 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:
9A Bayham Street
London
NW1 0EY

Proposal:

Rebuilding to provide 3 storey with basement building behind retained facade following partial demolition of existing single family dwelling house to provide four new self contained units (1 x 3-bed flat, 1 x 2-bed flat and 2 x 1-bed flats) and associated landscaping works to the front and rear.

Drawing Nos: 2006-143-2-500; 501; 100 A; 101 A; 102 A; 103 B; 104 B; 105 B; 106 A; 107 A; 108 A; 200; 201; 202 C; 203 C; 204; 300; 302; Structural Engineers Report prepared by Barry C. Smith for BCS Consulting Engineers, ref. 7384/ BCS/ KEA; Lifetime Homes Statement.

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 [General Design Principles] and B7 [Conservation Areas] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth ;

b) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including jambs, head and cill, of all new window and door openings; and

c) Plan, elevation and section drawings of the mansard roof including dormers at a scale of 1:10.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the character and appearance of the building and Camden Town Conservation Area in accordance with the requirements of policy B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The existing ironmongery on the front elevation, including the decorative ironwork on the ground floor windows cills and steps shall be retained as part of the refurbishment of the façade.

Reason: In order to safeguard the character and appearance of the building and Camden Town Conservation Area in accordance with the requirements of policy B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus

approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 [General Design Principles], and N8 [Ancient Woodlands and Trees] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies B1 [General Design Principles] and N8 [Ancient Woodlands and Trees] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The refuse storage proposed as part of this development shall be provided in full prior to the first beneficial occupation of the development and shall be retained and maintained permanently thereafter.

Reason: in order to safeguard the amenity of neighbouring occupiers and the area generally as required under policy SD6 (Amenity for Occupiers and Neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Before the development commences, details of the proposed cycle storage area for 4 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 A method statement for the supporting the retained facades and architectural features of interest during demolition and construction, including details of dismantling of the walls to be removed shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the architectural interest of the building and character and appearance of the Conservation Area in accordance with the requirements of policy B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s):

1 Reasons for granting permission.

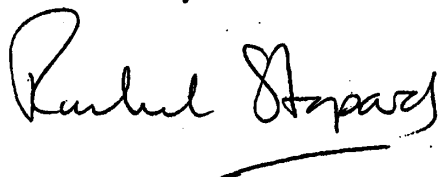
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for Occupiers and Neighbours), SD9 (Resources and Energy), H1 (New Housing), H7 (Lifetime Homes and Wheelchair Housing), H8 (Housing Mix), B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas), N5 (Biodiversity), T1 (Sustainable Transport), T3 (Pedestrians and Cycling), T8 (Car free housing and car capped housing), T9 (Impact of Parking), T12 (Works affecting Highways). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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.
- 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 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
- 5 You are advised that replacement or surfacing to front gardens above 5m sq should incorporate a scheme for sustainable urban drainage. Your submission in relation to condition 5 should include details of a scheme for sustainable urban drainage for the front area and also for the rear garden area.
- 6 You are encouraged to include "green wall" planting in the rear garden area as part of the Hard and Soft Landscaping Details.
- 7 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).

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 drawn underneath the signature.

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.