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

Tel 020 7974 4444
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www.camden.gov.uk/planning

Mr Finn Erschen
Spur Architects
Unit 22, no. 2,
Schwedenplatz,
Vienna,
Austria,
1010

Application Ref: **2009/2475/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 2453

3 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:
**139 York Way,
London,
N7 9LG**

Proposal:

Change of use of part ground floor from office (Class B1) to a residential unit (Class C3), including extension at rear ground floor level (following demolition of existing cycle storage) and relocation of cycle storage at ground floor level.

Drawing Nos: Site Location Plan; 910; Ground Floor Rev A; Front Elevation, as received 01/09/2009; Section D Rev A; Section E Rear Elevation Rev A; Rear Elevation F Rev A; Roof Plan Rev A; Detail Green Roof Rev A; Manufacturers details - The Zeobon single-layer-system; Letters from The New World Accommodation, dated 28/08/2009 and 04/09/2009; Letter from Foxtons, dated 04/09/2009; Letter from Christo & Co, dated 02/04/2009; Lifetime Homes Assessment.

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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The flat roof area of the single storey rear extension (shown as a green roof on the approved plans) hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance of the green roof only and for no other purpose.

Reason: In order to prevent the unreasonable overlooking of the neighbouring premises in accordance with the requirement of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until: a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details. c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.

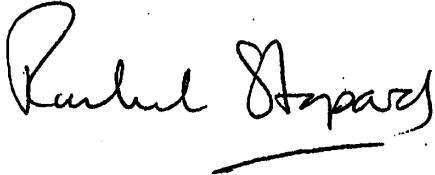
- 3 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 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 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).
- 6 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.
- 7 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 and neighbours), SD9 (Resources and energy), H1 (New housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), N5 (Biodiversity), T3 (Pedestrians and cycling), T8 (Car free housing and car capped housing), T9 (Impact of parking), T12 (Works affecting highways) and E2 (Retention of existing business uses). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 8 You are advised that in the event of any future applications seeking to further increase the number of residential units on the site, the Council may wish to impose a Section 106 legal agreement requiring, inter alia, financial contributions for affordable housing and educational facilities.

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 it.

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.