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Development Control
Planning Services
London Borough of Camden
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Argyle Street
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Christopher Prosser
Claridge Architects
Unit 11
The Tay Building
2A Wrentham Avenue
LONDON
NW10 3HA

Application Ref: **2008/0448/P**
Please ask for: **Paul Wood**
Telephone: 020 7974 5885

13 November 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:
158-164 Royal College Street
London
NW1 0TA

Proposal:

Change of use of ground and basement floors from retail (Class A1) to nine residential units (3 x studio flats, 3 x 1 bed, 1 x 2 bed and 2 x 3 bed) on ground and basement levels with associated external alterations to provide new windows, glazing and railings to the front elevation at ground floor, new lightwell at front basement level, alterations to the ground floor rear fenestration and erection of two new 2-storey rear extensions.

Drawing Nos: Site Location Plan GA.00; .01; .02; .03; .04; .05; GE.01; .02; .03; .04; .05; .06; .07; GS.01 rev A; SK.01; SK.02; Sustainable Design Alternatives, prepared by MDA; Hoval BioLyt Boiler Manufacturer Details; Eco-Homes Report prepared by Claridge Architects and dated 14/04/08; Daylight Report prepared by Delva Patman Associates and dated July 2007; Cycle Pods manufacturers brochure.

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, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The waste storage recycled materials storage areas hereby approved shall be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies SD6 and SD12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The cycle storage area for a minimum of 9 cycles shall be provided in its entirety prior to the first occupation of any of the new units, and 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.

- 5 Details of the sedum roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long-term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

- 6 Notwithstanding the details illustrated on the approved drawings, no railings shall be erected to partially enclose the front lightwells without the prior approval of the Local Planning Authority. Instead, details of the design (including plan, section and

external finishes) of a form of enclosure above the front lightwells shall be submitted to and approved by the Council. The approved lightwell enclosure shall be installed prior to the occupation of any of the residential units and shall be permanently maintained and retained thereafter, unless otherwise agreed in writing by the Council.

Reason: To safeguard the appearance of the premises and the character and appearance of the immediate conservation area in accordance with the requirements of policies S1/ S2, SD6, B1 and B7 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 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.
- 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 Council will expect all new buildings and structures to be

as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.

- 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).

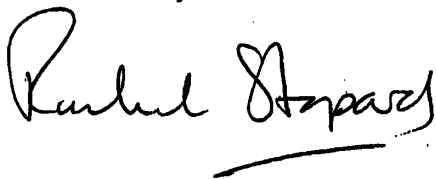
- 8 Reasons for granting permission.

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, SD2, SD6, SD6, SD9, SD12, H1, H7, H8, B1, B3, B7, R7, N4, N5, T3, T8, T9 and T12. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 9 The applicant is advised that with reference to condition 6 (Details of lightwell enclosures), any submission of details should include measures to; (i) ensure an adequate level of sunlight and daylight is achieved to future residential occupiers at basement level, (ii) be of a design which compliments the existing building and the wider conservation area, and (iii) would not allow for litter/rubbish to collect on the surface above.

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.