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

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Mr Andy Down  
Archplan  
Chomley Cresecent  
Highgate  
London  
N6 5HA

Application Ref: **2009/1736/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: **020 7974 6374**

17 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:  
**8 -9 Warren Mews**  
**London**  
**W1T 6AT**

#### Proposal:

Replacement of existing door and window to the front elevation, at ground floor level and the removal of the existing garage to form an internal lightwell at front of basement, in connection with the change of use from office (Class B1) to three flats (Class C3) (one 2 bed, one three bed, and one four bed).

Drawing Nos: Site Location Plan; WM/01; 02; 03; 04A; 05; 06A; 07B; 08B; 09A; 10A; 11A; 12C; 13; 14; 15; and 16.

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

Informative(s):

- 1 Reasons for granting permission.

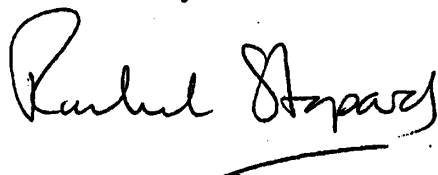
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD2 (planning obligations), SD6 (amenity of occupiers and neighbours), H1 (new housing), H7 (lifetime homes and wheelchair housing), H8 (mix of units), B1 (general design principles), B3 (alterations and extensions), B7 (conservation areas), E2 (retention of existing business uses), T3 (pedestrian and cycling), and T8(car free housing and car capped housing). 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 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 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 5 You are reminded of the need to provide adequate space for storage for waste and recyclables. You are advised to provide 40 lt recycling crate to be collected from door step and make arrangements for on-street bag collection to be done from front of the building. For further information contact Council's Street Environment

Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)

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](http://www.camden.gov.uk/planning).