

Mr Richard Webb  
Webb Architects Limited  
115 Clifford Gardens  
London  
NW10 5JG

Application Ref: **2008/4216/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

11 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**

Address:  
**58E King Henry's Road**  
**London**  
**NW3 3RP**

Proposal:  
Erection of a new 2 storey plus basement dwelling house with rear terrace at second floor level on land adjacent to 58D King Henry's Road.

Drawing Nos: Site Location; 973.01.01 (A); 973.01.10 (D); 973.01.11 (E); 973.01.12 (F); 973.01.13 (E); 973.01.15(B); 973.02.01(A); 973.02.02(A); 973.02.10(B); 973.03.01(-); 973.03.02(-); 973.03.03(-); 973.03.10(E); 973.03.11 (D); 973.03.13(B) & 973.02.12 (-)

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 Notwithstanding the submitted plans, prior to commencement of development revised plans of the curtilage to the front of the dwelling hereby approved shall be submitted which omit the off-street car parking space. The revised details shall be approved in writing by the Local Planning Authority prior to the commencement of development and thereafter maintained as such.

Reason: To ensure the development is in accordance with the requirements of Policy T9 (Impact of Parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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;
  - b) The investigation has been carried out in accordance with the approved details and the results remediation measures (if necessary) have been submitted to and approved by the Council and
  - 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 SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The proposed materials for the dwellinghouse shall not be as otherwise than those indicated on the hereby approved drawings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### Informatives:

- 1 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).
- 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 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.

3 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, SD6, SD7, SD10B, H1, H7, H8, B1, B3, 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.

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 Sites Team, Urban Design and Regeneration.

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).

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***