

Mr Colin Sears
8 Waterson Street
London
E8 3LL

Application Ref: **2009/3578/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

29 October 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:

**Esther Randall Court
2 Little Albany Street
London
NW1 4DY**

Proposal:

Revisions to planning permission dated 2/10/08 (ref. 2008/3668) for alterations and extensions to existing sheltered housing complex (Class C2) including ground floor extension, window additions and alterations, and landscaping works.

Drawing Nos: 6184/ERC/PA/E100; E101; E102; E103; E104; E105; E106; E107; P100 C; P101B; P102B; P103B; P105C; P106C; P107B;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 No development shall commence before a contract has been entered into with the Local Highway Authority to secure: a) the reinstatement of a level public footway,



by removing the existing vehicle crossover and dropped kerb and b) the installation of a resident's parking bay on the carriageway immediately adjacent to the reinstated footway. The extension hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.

Reason: To ensure that a) the pedestrian environment is improved in accordance with policy T3 by the removal of the unnecessary vehicle crossover and b) that an additional on-street parking bay is created to mitigate any detrimental impact on parking controls (in accordance with policy T9A) caused by removing existing off-street carparking, both policies in accordance with the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The details of the boundary treatment to the east of the site shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include the type of railing to be installed. The works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 3 Notwithstanding the details shown on the approved drawings, nothing in this permission grants consent for the store for mobility scooters indicated on drawing no. 6184/ERC/PA/P100C which lies outside the boundary of the application site.

Reason: To ensure that the detailed design of the store is assessed with respect to its site and setting, to ensure the safety and convenience of pedestrians and to protect the existing tree on site, in accordance with policies B1(a), B7, T3 and N8 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 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 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 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, B1 - General Design Principles, B3 - Alterations and Extensions, B7 - Conservation Areas, T3 - (Pedestrians and Cycling), T12 - Works affecting highways and T9 - Impact of parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

4 You are reminded that this planning permission is a variation of planning permission 2008/3668/P dated 02/10/2008 and conditions attached to that permission continue to apply.

5 You are advised that the erection of the mobility scooter store would need planning permission. Any application for the storage in the indicated position would need to be accompanied by an arboricultural report.

Disclaimer

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