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

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Iain Collie
Christian Garnett Partners LLP
Holborn Hall
195 High Holborn
London
WC1V 7BD

Application Ref: **2007/5975/P**
Please ask for: **Charles Thuair**
Telephone: **020 7974 5867**

15 January 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:
**7 Northington Street
and 14-17 Kings Mews
London
WC1N 2JF**

Proposal:

Alterations and extensions to provide 3 new selfcontained dwellinghouses, including creation of new basement floors under whole building, erection of 2 new mansard roof extensions on Kings Mews elevation and replacement of garage door openings by new windows and doors, replacement of part of building fronting Northington Street by a new basement and 4 storey building with roof terrace over.

Drawing Nos: 668 (01)000 rev A; 101 rev E; 102 rev E; 103 rev E; 200 rev C; 201 rev D; 202 rev B; 203 rev B; 301 rev B; 302 rev B; 303 rev B; 600 rev G; 601 rev K; 602 rev I; 603 rev I; 604 rev I; 605 rev G; 700 rev B; 701 rev L; 702 rev L; 703 rev C; 801 rev C; 802 rev C; 803 rev C; 804 rev C; Stannah stairlift specification.

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

Condition(s) and Reason(s):



INVESTOR IN PEOPLE

- 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 The details of the new doors, windows and timber boarding (including details of the treatment to timber on the ground floor Kings Mews elevation) to be used on the building 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. The relevant part of 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 S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Sample panels of the roofing slate and facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 Notwithstanding the details shown on the plans hereby approved, a glazed privacy screen, details of which shall have been submitted to and approved by the Council, shall be erected on the east side of the roof terrace at 7 Northington Street prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 No work shall take place on site until a detailed design and method statement for the excavation and construction of the proposed basements, including retaining walls, has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: In order to protect the structural integrity of the adjoining public highway and thus minimise danger to users of the highway, in accordance with the requirements of policy T12 of the London Borough of Camden Replacement

Unitary Development Plan 2006.

- 6 No work shall take place on site until a detailed design and method statement for the protection and stabilisation of the external walls during works of demolition and construction has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition

Reason: To safeguard the retention of the principal elements of the existing building and thus safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore 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 area generally in accordance with the requirements of policies SD6 and SD12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Before the development commences, details of the proposed cycle storage area for three cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter 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.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, C and H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area by controlling proposed alterations in order to ensure compliance with the requirements of policies S1/ S2, B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Highways Management

Team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

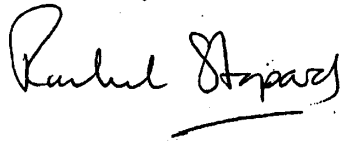
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 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 Sites Team, Urban Design and Regeneration.
- 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 SD1,2,4,6,9,12; H1,3,7,8; B1,3,7; T3,7,8,9,12. 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 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.

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 underneath.

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.