

Mr Andrew Paterson
Michaelis Boyd Associates
9B Ladbroke Grove
LONDON
W11 3BD

Application Ref: **2008/5408/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

25 August 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:
26 Charlotte Street
London
W1T 2NE

Proposal:

Change of use and works of conversion from office (Class B1) to a single-family dwelling house (Class C3) including reopening of access to basement from street level, installation of new metal railings, erection of a rear ground floor addition and installation of roof lights on the roof.

Drawing Nos: 08041/100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 111 rev E; 112 rev E; 113 rev E; 114 rev F; 115 rev F; 116 rev E; 117 rev E; 118 rev E; 119 (Ground floor photos); 119 rev A (Proposed front elevation); 120 rev A; 121; 122; 123; email dated 23/04/2009 and photos of the basement (pages 1 to 14) received on 30/04/2009.

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 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 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 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 and S2; SD1; SD2; SD6; H1; B1; B3; B6; B7; E2; T3; T8; T9; T12 and guidance contained within the Camden Planning Guidance 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 7 You are advised that the planning permission hereby granted is for the use of the whole property as a single dwellinghouse, and that further planning permission would be required for the subdivision of the building into more than one dwelling unit. For the avoidance of doubt, the use of the basement as a separate self-contained flat would require further planning permission.

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