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Mr Martin Breuer  
Claridge Architects  
Unit 11  
The Tay Building  
2A Wrentham Avenue  
London  
NW10 3HA

Application Ref: **2008/1889/P**  
Please ask for: **Cassie Plumridge**  
Telephone: **020 7974 5821**

21 April 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:  
**66 A Chalk Farm Road  
London  
NW1 8AN**

Proposal:

Erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level.

Drawing Nos: GA00; GA01; GA02; GA03; GA04; GA05A; GA06A; GA07A; GA08A; GE00; GE01; GE02; GE07A; GE08A; GE09A; GS00A; GS01A; GS02A; GS03A; GS04A; GS05A; GS06A; GS07A; GS08A.

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 S1/ S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to the first occupation of any of the new residential units, the cycle storage hereby approved shall be constructed. The approved facility shall thereafter be provided in its entirety, 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.

- 4 The green roof shall be fully provided in accordance with the plans hereby approved, and permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

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 S1, S2, SD1, SD6, B1, B3, H1, H7, H8, E2, T3, T4, T8, T9 and T12. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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.
- 3 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,