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London Borough of Camden
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Brooks Murray Architects
8-10 Newnorth Place
London
EC2A 4JA

Application Ref: **2008/2720/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: **020 7974 2516**

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:
5 & 6 Warren Mews
London
W1T 6AP

Proposal:

Change of use of office buildings (Class B1) into residential use (Class C3) including the enlargement of existing basement beneath no. 6 to provide a 3-bed single family dwelling house and dividing no. 5 into two 2-bed self-contained dwelling units and external alterations including insertion of recessed folding doors, new front entrance doors at ground floor level and enlarged windows with Juliet balconies at 2nd floor level.

Drawing Nos: Supporting Statement; Site Location; 731-P011; 731-P012; 731-P013; 731-P014; 731-P015; 731-P016; 731-P021; 731-P022; 731-P023/A; 731-P024; 731-P025; 731-P017/B; 731-P018/B; 731-P019/A; 731-P020/A; 731-026/A; 731-027/A; 731-028/A; 731-029/A; 731-030/A; 731-P031; 731-P032; 731-P033; 731-P034.

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 Plans and structural calculations, to demonstrate that the structural integrity of the highway is maintained in respect of the basement enlargement, shall be submitted to and approved by the LB of Camden's highways structural engineers before any works commence on site. The relevant part of the works shall not be carried out otherwise than in strict accordance with the details thus approved.

Reason: To ensure that the structural integrity of the highway will not be jeopardised by the basement enlargement in accordance with the requirements of policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Class A) 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 and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies S1/ S2, SD6, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

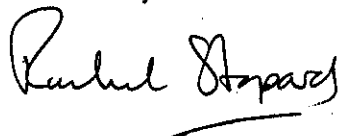
- 1 **Reasons for granting permission:**
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD1, SD6, H1, H7, H8, B1, B3, B7, E2, E3, T3, T8, T9 and T12. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.
- 2 Your 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 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



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.