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RECEIVED 25 MAY 2005



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

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Robert Hopkins  
Monahan Blythen Architects  
Unit 303  
16 Baldwins Gardens  
London  
EC1N 7RJ

Application Ref: 2005/0571/P  
Please ask for: Celeste Giusti  
Telephone: 020 7974 5809

17 May 2005

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 Spring Place  
London  
NW5 3BA

#### Proposal:

Erection of a 7 storey building to provide 21 self-contained flats.

Drawing Nos: vibration dose report; environmental noise assessment.

PL7 rev A; PL8 rev A; PL9 rev A; PL10 rev A; PL11 rev A; PL13 rev A;  
design statement; SP/PL1 rev C; PL2 rev C; PL3 rev B; PL4 rev B; PL5 rev B; PL6 rev B;  
Documentation schedule; site location plan; daylight study; SK/S1; S2; S3;

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 five years from the date of this permission.



INVESTOR IN PEOPLE

**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 specified on drawings SP/PL1 REV C, PL2 REV C, PL3 REV B.

**Reason:** To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 3** Further details of the following elements:

(a) 1:20 section through window openings to demonstrate the relationship of the frame to cladding

(b) detail of finish, colour, size and method of fixing of copper cladding panels

shall be submitted to and approved by the Council in writing before the relevant parts of work are commenced, and all works shall be carried out in accordance with the approved details.

**Reason:** To ensure that the external appearance of the building will be satisfactory in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden UDP 2000.

- 4** The development shall not commence prior to the submission and approval in writing by the Council of details and samples, where appropriate, of all boundary walls, railings, front security gates, fences and other means of enclosure. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

**Reason:** To ensure a satisfactory external appearance and the security of the site, in accordance with policies EN1 and EN10 of the London Borough of Camden Unitary Development Plan 2000.

- 5** Further details of noise protection measures, to include acoustic glazing and vibration isolation measures, to protect future occupiers against noise and vibration shall be submitted to and approved in writing by the Council, prior to the commencement of works on site, and works shall be carried out in accordance with the approved details and thereafter permanently retained.

**Reason:** To protect the occupiers of the development against noise and vibration associated with the railway line and roads adjacent, and internal acoustics, in accordance with policies RE2, EN5 and EN6 and Standard DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 6** Further details of ventilation to each of the units facing the railway hereby

approved, shall be submitted to and approved in writing by the local planning authority before works commence on site.

Reason: To ensure adequate ventilation and noise insulation to the units facing the railway of the development, in accordance with policies RE2, EN5, EN6 and EN19 and Standard DS6 of the Camden Unitary Development Plan 2000.

- 7 No part of the building shall be used or occupied prior to the provision of cycle storage facilities and refuse and recyclables storage as shown on approved drawing SP/PL4 REV B, and these storage facilities shall thereafter be permanently retained.

Reason: To ensure the provision and permanent retention of the parking spaces and cycle and refuse storage so as to ensure that the development does not result in additional on-street parking stress and conditions detrimental to the amenity of surrounding occupiers, in accordance with policies TR17, TR22 and Standards DS7 and DS8 of the London Borough of Camden Unitary Development Plan 2000.

- 8 No development shall take place until full details of landscaping of all un-built, open areas have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN1 and EN15 the London Borough of Camden Unitary Development Plan 2000.

- 9 Any tree or shrub planted pursuant to condition No.7 being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

Reason: To ensure a satisfactory provision for planting, in accordance with Policies EN1 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 10 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
  - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

**Informative(s):**

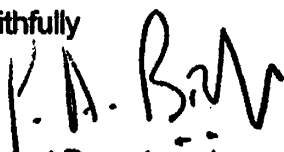
- 1** Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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** 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.
- 4** Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2 Residential amenity and environment, RE6: Planning Obligations, EN1 General environmental protection and improvement, EN5 Noise and Vibration, EN6 Disturbance from plant and machinery, EN10 Contaminated Land, EN13 Design of new development, EN14 Setting of new development, EN15 Landscaping, TR17 Residential parking-standards, EN16 Site Layout, EN18 Design of infill building, EN19 Amenity for occupiers and neighbours, EN20 Community Safety, EN61 Tree canopy & vegetation, TR11 On-street parking controls, HG8 Increasing the amount of residential accommodation, HG9 Change of use to residential accommodation, HG10 Housing Density, HG12 Visual privacy and overlooking, HG13 Provision of Amenity Space, HG15 Provision of a range of housing, HG16: Housing mix in schemes for new residential development, TR16 Car free housing developments, TR22: Cycle Parking, DS2 Density, DS5 Visual Privacy and overlooking standard, DS6 Noise and Vibration Standards, DS7 Cycling standards, DS8 Car parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 You are advised that the development of this site may have an impact on the infrastructure of Railtrack and you are strongly advised to discuss your proposals with them before the scheme is developed any further.

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 'P. A. B. M. V.' with a stylized flourish at the end.

Environment Department

(Duly authorised by the Council to sign this document)