

Miss Emily Andrews
Haines Phillips Architects
12 Tankerton Works
Argyle Walk
London
WC1H 8HA

Application Ref: **2009/0630/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

17 March 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

Address:

7 Birkenhead Street

London

WC1H 8BA

Proposal:

Reinstatement of roof to existing House in Multiple Occupation (sui generis).

Drawing Nos: Site Location Plan; 3613-01; 3613-02; 3613-03; 3613-04; 3613-05; 3613-P02.01B; 3613-P03.01A; 3613-P04.01B; 3613-P05.01A; 3613-P06.01.

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

- 3 The flat roof area to the south of the reinstated roof hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance of the roof only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirement of policy SD6 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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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. 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.
- 3 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 S1/2, SD6, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The applicant is advised that the development that is the subject of this planning permission sets out in detail the design and materials to be used in connection with the replacement of the roof as required by the Listed Building Enforcement Notice and Enforcement Notice, dated 20 December 2007. You are advised that, in the circumstances, the Council will delay prosecution in respect of the non-compliance with the requirements of the notices for a further 6 months from the date of this permission to enable full implementation of the approved scheme. On completion

of the works, please notify the Council's Compliance and Enforcement team, on 020-7974-5105, to enable a compliance inspection to take place. You should be aware that failure to implement the Planning/Listed Building consents, thus complying with the Enforcement Notice, will result in prosecution proceedings being taken against you.

Disclaimer

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