

S Lawrence 03011/02010
Robert O'Hara Architects
25 Lonsdale Road
LONDON
NW6 6RA

Application Ref: **2008/1965/P**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 **2630**

10 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

Variation or Removal of Condition(s) Granted

Address:

**146-162 Kilburn High Road (EXCEPT RETAIL UNITS) &
4-10 Kingsgate Road
London
NW6**

Proposal:

Application for variations of conditions 5, 8 and 10 relating to planning permission granted subject to a section 106 legal agreement dated 11 January 20008 (ref: 2007/4650/P) for partial demolition, refurbishment and conversion of upper floor office space (Class B1) and construction of additional (4th) storey at 146-162 Kilburn High Rd to provide 38 residential units (32 private, 6 shared ownership) within two blocks, plus courtyard, secondary residential entrances (Kilburn High Road), primary residential entrance and new refuse stores/cycle parking (Kingsgate Place). Erection of mainly 4, but partly 3-storey block with roof terrace & balconies fronting Kingsgate Road comprising 14 social rented residential units; plus new refuse stores/cycle parking on Kingsgate Road frontage; and enclosed mechanical equipment at first, second and third storey levels.

Drawing Nos: Site Location Plan; Ground Investigation Plan; Covering letter dated 31 October 2008



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 A. Conditions 5, 8 and 10 of the planning permission (ref 2007/4650/P) dated 11/01/2008 are hereby removed subject to the following replacement conditions being imposed:

REPLACEMENT CONDITIONS

5. No works in respect of the development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas for the respective parts of the development have been submitted to and approved by the local planning authority before the relevant parts of the works are commenced. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels.

REASON: In order to safeguard the appearance of the premises and the character of the immediate area, in accordance with the requirements of policy B1 of the Camden Replacement Unitary Development Plan 2006.

8. Details of plant to be installed and/or relocated (including sound attenuation and acoustic isolation from the structure) shall be submitted to and approved by the local planning authority before the relevant parts of the works are commenced. The development shall only be carried out in strict accordance with such approved details, including specified maximum noise levels, and thereafter maintained.

REASON: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policy SD7 of the Camden Replacement Unitary Development Plan 2006.

10. Details of security measures including external lighting, lighting to entrance areas and other related measures shall be submitted to and approved by the local planning authority before the relevant parts of the works are commenced. The development shall be carried out in accordance with any such approved measures and thereafter maintained.

REASON: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy SD1 of the Camden Replacement Unitary Development Plan 2006.

- 2 In addition to the replacement conditions above, this approval shall be subject to all the extant conditions attached to the parent permission granted on 11/01/2008 under reference number 2007/4650/P.

REASON: In order to comply with the reasons for the conditions attached to the permission as set out in the notice to that effect dated 11/01/2008 under reference number 2007/4650/P.

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