

MAPA Ltd.,
8 The Old Power Station,
121 Mortlake High Street,
London SW14. 8SN.
Attn. M Lynch/G Hand

Our Reference: PL/9401661/R1
Case File No: E10/6/A
Tel.Inqu:
Ian Pestel ext. 5970

Date:

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 26th October 1994

Address : Gospel Oak Works (Shanklands Works) Oak Village, NW5

Proposal : The change of use of the site from light industrial use and its redevelopment to provide 22 houses and 20 flats, including 40 parking spaces, as shown on drawing nos. 94/11/TP1, TP2, TP3C, TP4A, TP5, TP6, TP7, TP8, revised on 07.08.95.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The details of the elevations (minimum scale 1:50) and facing materials to be used on the buildings shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 No development shall take place until full details of hard and soft landscaping, including details of the creation of the earth embankment and tree protection measures where appropriate, and means of enclosure have been submitted to and approved by the Council.

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- 03 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 04 The development shall be constructed in strict accordance with the drawings hereby approved or any revised proposals subsequently approved by the Council.
- 05 The whole of the car parking accommodation indicated in the application shall be provided and retained permanently for the parking of vehicles of the residential occupiers and their visitors.
- 06 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to H) and Part 2 (Classes A to C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 07 Before development commences on the site, a report shall be submitted to and agreed by the Council on the likely impact of the existing, and possible future levels of use of the North London Line on the residential amenity of the occupiers of the application scheme. No development shall take place until full details of a scheme (prepared in the light of the report) to ensure that the standards below are met, has been submitted to and approved by the Council.

NOISE The residential units shall be so designed that the following maximum external noise levels from rail traffic (1m from the facade of the new

residential buildings) are not exceeded where possible:-

Period.....	Times.....	Rooms.....	Trains.....
Day.....	0700-1900.....	Living.....	65dB(A) LAeq12hr.....
Evening.....	1900-2300.....	Living.....	60dB(A) LAeq4hr.....
Evening.....	1900-2300.....	Bedrooms....	55dB(A) LAeq4hr.....
Night.....	2300-0700.....	Bedrooms....	50dB(A) LAeq8hr.....

Where these levels are exceeded, acoustic insulation in accordance with a scheme to be agreed with the Council shall be provided. Such insulation shall also be provided where residential facades are exposed to 80dB(A) max.

Additional screening, to a design agreed in advance with the Council, shall be provided to protect any residential amenity space which would

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be exposed to a 24 hour LAeq of at least 56dB(A)

VIBRATION The residential units shall be so designed so that the following standard is complied with.

Within habitable rooms levels of vibration shall not exceed:-

Period.....	Time.....	Vibration Levels (eVDV ms ^{-1.75}).....
Day.....	0700-2300.....	0.4.....
Night.....	2300-0700.....	0.13.....

- 08 All insulation works shall be carried out to a reasonable standard in accordance with the approved scheme as required in Condition 07 prior to the occupation of the development, or any phase of the development, whichever is sooner.
- 09 Within the areas allocated for residential open space, trial pits shall be dug and samples analysed according to a scheme to be agreed with the Council before construction work starts on site. Where contamination is found which is in excess of the standards set out in the Interdepartmental Committee on the Reclamation of Contaminated Land memorandum, the developer shall undertake such measures as may be required by the Council to ensure that the residential open space shall be free from excessive contamination.
- 10 No development shall take place until a revised scheme, which reduces the width of the junction between the proposed access road and Oak Village has been submitted to and approved by the Council. The revised scheme shall incorporate further additional planting along the frontage of the site where the width of the junction has been reduced.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 To safeguard the amenities of the adjoining premises and the area generally.
- 05 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 06 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 07 & 08. To safeguard the residential amenity of the future occupiers of the development.
- 09 To ensure the safety of the future occupiers and users of the proposed development.

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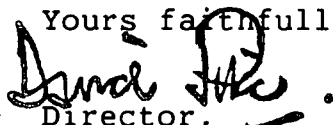
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10 To ensure that the Council may be satisfied with the appearance of the development.

Informative(s):

- 01 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 02 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).

Yours faithfully,

Director,
Environment Department

(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.