



Camden

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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John Seifert Ltd
2-20 Capper Street
London (I. Franks)
WC1E 6JA

Our Reference: PL/9401208/
Case File No: K5/1/C
Tel. Inqu:
Charles Thuaire ext. 5821

Date: 29 SEP 1994

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
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 : 3rd August 1994

Address : Site bounded by Kilburn High Road, Kilburn Priory, Greville Road and Maida Vale, NW6.

Proposal : Variation to the planning permission dated 16 November 1993 (Ref. 9300159R4), as further amended by planning permission dated 24 June 1994 (Ref. 9400235R2), for redevelopment of the site for residential, retail, office, workshop, hotel, health club and ancillary purposes, involving the omission of sub-basement level and relocation of retail units, health club and carparking at basement, ground and first floor levels. as shown on drawing numbers J50231/PL/200, 201A, 202A, 203-209.

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 and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and

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- approved by the Council before any work on the site is commenced.
- 02 Full details, in elevation and section at a larger scale, showing fenestration, cornices, mansards, balconies and shop fronts shall be submitted to and approved before any work on site is commenced.
 - 03 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises, in particular in relation to the proposed shops, hotel and health club shall be carried out otherwise than within the curtilage of the building and specifically within the service yard provided.
 - 04 A minimum of 290 sq. metres of retail floor space, as shown on the basement and ground floor plans hereby approved, shall not be used for any purpose other than a purpose falling within Class A1 of the Schedule of the Town & Country (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
 - 05 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
 - 06 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
 - 07 The new residential development shall comply with the Council's standards in respect of noise levels, i.e. that the average 18 hour L10 noise level within habitable rooms shall not exceed 45 dBA.
 - 08 No music shall be played in the hotel and its ancillary meeting rooms or health club in such a way as to be audible within any adjoining residential accommodation.
 - 09 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
 - 10 No pedestrian access/egress or loading/unloading of goods shall take place from Kilburn Priory into the ground floor of the hotel.
 - 11 A works method statement to include information regarding the phasing, timing and duration of works, together with details of the plant and equipment to be used shall be submitted to and agreed by the Council prior to commencement of works on site.
 - 12 The Developer shall pay for the supply and implementation of five "Sheffield" cycle stands (at a maximum cost of £1,000) to be installed on the footway and to be implemented as part of the highway reinstatement works carried out by the Chief Engineer.
 - 13 The Developer shall have obtained the necessary designated roads approval from the Traffic Director for London for the proposed taxi layby on Kilburn High Road before this aspect of the development is implemented.
 - 14 The number of car spaces as shown on the basement and ground floor plans



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- hereby approved shall be no more than 147 in total and shall be allocated at the following maximum levels for the various land uses and permanently retained as such: residential - 109 spaces, hotel - 30 spaces, retail - 7 spaces and health club - 1 space.
- 15 The development shall not be occupied until a Management Scheme for the car park and servicing area has been submitted to and approved by the local planning authority.
 - 16 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the building.
 - 17 A Working Party shall be established comprising representatives from the owners of the development, the architects and contractors, relevant officers from the Council's Planning, Transport & Health Service and residents living in adjoining dwellings. The Working Party shall meet once a month to discuss issues relating to the demolition and construction of the new development.
 - 18 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the London Borough of Camden. The development shall only take place in accordance with the detailed scheme pursuant to this Condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the London Borough of Camden.
 - 19 No work on site shall take place until a design and method statement for the foundation design and all new groundworks has been submitted to and approved in writing by the London Borough of Camden. The development hereby approved shall only take place in accordance with the detailed scheme approved pursuant to the Condition.
 - 20 No development shall take place until the applicant has made arrangements for an archaeological "watching brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to and approved by the London Borough of Camden. The development shall only take place in accordance with the "watching brief" proposals agreed pursuant to this Condition and shall be carried out by a suitably qualified investigating body acceptable to the London Borough of Camden

~~Reason(s) for Additional Condition(s):~~

~~Yours faithfully,~~

~~Director,
Environment Department
(Duly authorised by the Council to sign this document)~~