

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

Application Ref: **2007/4650/P**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 **2630**

11 January 2008

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:

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

Proposal:

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 second storey level.

Drawing Nos: EXISTING BUILDING

Drg No prefix, 06033/146KHR:-

Situation plans/sections

E - 001 Location Plan & Site Section

E - 002 Site Plan at Ground Floor Level



E - 003 Site Plan at First Floor Level

Floor plans

E - 099 Basement

E - 100 Ground floor

E - 101 First floor

E - 101Mezz First floor, mezzanine

E - 102 Second floor

E - 103 Roof plan

Elevations

E - 301 Front and rear

Drg No prefix, 06033/4-10KR:-

Floor plans

E - 099 Basement

E - 100 Ground floor

E - 101 Roof plan

Elevations/Sections

E - 201 Sections B & E

E - 301 Front and side

E - 302 South Elevation and Section A

PROPOSED SCHEME

Drg No prefix, 06033/146KHR:-

Situation plans

P - 003 Site Plan at First Floor Level

Floor plans

P - 099 Basement

P - 100 Ground floor

P - 101 First floor

P - 101Mezz First floor, mezzanine

P - 102 Second floor

P - 103 Third floor

P - 104 Roof plan

Sections

P - 201 A & B

P - 202 C & D

P - 203 Rev A Sightlines across courtyard

Elevations/details

P - 301 Front and rear

P - 302 Part rear and sections

P - 303 Part Front - Prosper House

P - 304 Part Front & section

Drg No prefix, 06033/4-10KR:-

Floor plans

P - 099 Basement

P - 100 Ground floor

P - 101 First floor

P - 102 Second floor

P - 103 Third floor

P - 104 Roof plan
Elevations
P - 301 Front and side
P - 302 Rear and side
P - 303 Part Front & sections

DEMOLITION PLANS:

Drg No prefix, 06033/146KHR:-
Floor plans
D - 099 Basement
D- 100 Ground floor
D - 101 First floor
D - 102 Second floor

Drg No prefix, 06033/4-10KR:-
Floor plans
D - 099 Basement
D- 100 Ground floor

PHOTOMONTAGES:

Drg No prefix, 06033/146KHR:-
Existing: PIC:- 001, 002
Proposed: PER:- 001, 002, 003, 004

SUPPORTING DOCUMENTS:

Covering letter
Planning Statement (Sept 2007); Design & Access Statement inc Sunlight/Daylight Statement and Crime Impact Assessment (Sept 2007); Transport Statement (Sept 2007); Servicing Management Plan (Sept 2007);
Energy, Services and Sustainability Statement; Affordable Housing Statement (Sept 2007); Demolition & Construction Management Plan (Sept 2007); Background Noise Survey & Addendum (August 2007)

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 Detailed drawings at a scale of 1:20 [including sections, all elevations and plans where appropriate] and/or samples of materials, as appropriate, shall be submitted to and approved in writing by the local planning authority before the relevant parts of the work are commenced, and the approved details/materials shall thereafter be

implemented and retained:

- i) All external facing materials with respect to the following elements: windows, window openings [including surrounds and cills], glazing, balconies/terraces, balustrading, doors, facing materials, render, louvres, roof materials and green & brown roof elements. A sample materials board of these details shall be displayed erected and maintained on site throughout the construction period;
- ii) Details of the proposed cornice and parapet treatment to the Kilburn High Road elevation; the clarification of the window size, window joinery and additional elevational detailing to Kingsgate Place elevation; which shall be submitted to the local planning authority for approval prior to works commencing;

REASON: In order to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1, S2 and B1 of the Camden Replacement Unitary Development Plan 2006.

- 3 Before the use commences details of the proposed grille/vent coverings to the Kingsgate Place frontage to be submitted to and approved by the Local Planning Authority.

REASON: In order to define the permission, safeguard the appearance of the premises and in the interests of highway safety in accordance with policies B1 and T12 of the Camden Replacement Unitary Development Plan 2006.

- 4 Details of proposed slab levels of the development, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved by the local planning authority before development of the relevant part commences. The development shall not be carried out other than in accordance with such details as approved.

REASON: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the availability of light enjoyed by nearby residential premises, in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 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. 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.

- 6 Prior to occupation of the proposed development, all hard landscaping works in the street forecourts shall be carried out to a reasonable standard in accordance with

Condition 5 (unless otherwise agreed by the LPA) and all soft landscaping shall be carried out by not later than the end of the planting season following completion of the development or any phase of the development. 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.

REASON: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme, in accordance with the requirements of policy B1 the Camden Replacement Unitary Development Plan 2006.

- 7 No meter boxes, flues, vents, pipes or satellite dishes shall be fixed or installed on the street and return elevations of the building without the prior consent of the local planning authority.

REASON: To define the permission and 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 prior to commencement of each part of the development. 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.

- 9 No plant, ventilation, air conditioning, extraction or other such equipment shall be provided other than where specified on the plans without the prior written consent of the local planning authority

REASON: To safeguard the visual amenity of the proposed and the area generally, in accordance with the requirements of policies S1, S2 and B1 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 prior to commencement of the development. 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.

- 11 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

REASON: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 12 Before the use commences, details of the method of storage and waste removal (including recycled materials and ensuring inward opening refuse gates) shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies SD6 of the Camden Replacement Unitary Development Plan 2006.

- 13 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 the approval by the local planning authority.
- 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 local planning authority.
- c) The applicant shall notify the local planning authority when remediation works commence. 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 in accordance with the requirements of policy SD10B of the Camden Replacement Unitary Development Plan 2006.

- 14 Details of green roof design (including details of plant species) and any other measures to enhance local biodiversity shall be submitted to and approved by the local planning authority and shall be provided and maintained within the development for as long as the development remains in existence.

REASON: To ensure the development makes a suitable contribution to encouraging local biodiversity in accordance with the requirements of policy N5 of the Camden Replacement Unitary Development Plan 2006.

- 15 The cycle parking spaces shown on the approved drawings shall be provided prior

to occupation of the development and shall thereafter be retained and used for no purpose other than for the parking of cycles for users and occupiers of the development.

REASON: To define the permission and to ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to the requirements of policy T7 of the Camden Replacement Unitary Development Plan 2006.

- 16 Prior to commencement on site, additional Lifetime Homes information shall be submitted to and approved by the local planning authority. This information must show that all the 16 relevant points have been met, or where this is not feasible, the provision of a full and detailed justification.

REASON: In order to secure housing with a suitable level of access for all, in accordance with the requirements of policy H7 of the 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 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. 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.

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