

Mr Shahed Saleem
Makespace Architects
Unit 6
51 Derbyshire Street
LONDON
E2 6JQ

Application Ref: **2007/2297/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

20 July 2007

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:
180 Kilburn High Road
London
NW6 4JD

Proposal:

Erection of extensions at rear ground, first and second floor to provide retail storage space (Class A1) at ground floor level and residential at first and second floor level in connection with reconfiguration of the existing residential (first to third floor) from 8 self-contained flats (5 x studios and 3 x 1-bedroom flats) to 10 self-contained flats (5 studios, 3 x 1-bedroom and 2 x 2-bedroom flats) and creation of roof terraces at rear first floor level.

Drawing Nos: Site Location Plan; 180KHR-X-100; X-101; X-102; X-103; X-200; X-201; X-300; 180KHR-30-100D; 30-101D; 30-102D; 30-103D; 30-200D; 30-201D; and 30-202D.

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 B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected between the rear first floor roof terraces prior to commencement of use of the terraces and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking between the new residential units in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 Before the development commences, details of the proposed cycle storage area for two cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the development commences, full details of the location, design and method of waste storage and removal (including recycled materials) from the residential and retail units shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

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

Informative(s):

- 1 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, S2, SD6, H1, H7, H8, B1, B3, T3 and T8. For a more detailed understanding of the reasons for the granting of this planning

permission, please refer to the officers report.

- 2 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 2363).
- 3 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste
- 6 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult Michelle Brannon, Council's Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.