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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Chris Georgiou
C G Architects
221 East Barnet Road
Barnet
Herts
EN4 8QS

Application Ref: **2006/4272/P**
Please ask for: **Thomas Smith**
Telephone: 020 7974 5114

06 December 2006

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:
17-21 Kings Terrace
London
NW1 0JP

Proposal:

Erection of a rear extension at first floor level, a mansard roof extension and alterations to front entrances to facilitate a change of use from light industrial (Class B1) to alternative light industrial (Class B1) or storage (Class B8) uses at ground floor level and 4 self contained flats (Class C3) above.

Drawing Nos: Site Location Plan; Drawing No. 252/31; 252/34 Rev A; 252/41; 252/42 Rev A; 252/43 Rev A; 252/44 Rev B; 252/45; Access And Design Statement; Lifetime Homes Statement; Sustainability Statement; Revision To New Planning Application Statement.

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 B1 B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. Thereafter the whole of the cycle parking provision shall be retained and used for no purpose other than for the parking of bicycles of the occupiers and users of the development.

Reason: To ensure that adequate cycle parking provision is made in accordance with policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The development shall not be occupied until the whole of the refuse storage provision shown on the approved drawings is provided. Thereafter the whole of the refuse storage provision shall be retained and used for no purpose other than for the storage of refuse of the occupiers and users of the development.

Reason: To ensure that adequate refuse storage provision is made in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Prior to the occupation of the first flat, all of the windows to the rear elevation shall be obscured glazed as shown on the hereby approved plan 252/44 Rev B and shall be retained as such thereafter.

Reason: To safeguard the privacy of neighbouring residential occupiers and in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 No part of any of the roof areas shall be used as a roof terrace.

Reason: To safeguard the privacy of neighbouring residential occupiers and in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The ground floor use hereby permitted shall not be carried out outside the following times 08.00 hours to 19.00 hours Mondays to Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London

Borough of Camden Replacement Unitary Development Plan 2006.

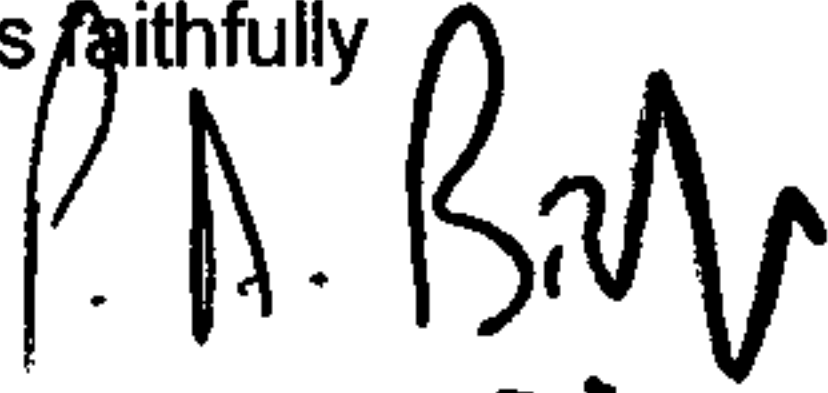
Informative(s):

- 1 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.
- 3 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.
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 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 Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 6 If implemented, the alternative use permission gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would become the use split which is is taking place at the time.
- 7 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 SD1, SD2, SD6, H1, H7, H8, B1, B3, B7, E2, T3, T8, T9 and T12. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barrow'. The signature is written in a cursive style with a large, stylized 'B'.

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