

FILE COPY



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Stuart Norgett  
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434 The London Fruit & Wool  
Exchange  
Brushfield Street  
LONDON  
E1 6EX

Application Ref: **2006/4575/P**  
Please ask for: **Victoria Lewis**  
Telephone: 020 7974 3500

30 November 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:  
**187 Camden High Street  
& 1A Parkway  
London  
NW1 7JY**

Proposal:  
Change of use of existing offices at first, second, third and fourth floor level (Use Class B1a) and maisonette at second and third floor levels (Use Class C3) to provide an enlarged maisonette and 4 additional self-contained flats (Use Class C3).

Drawing Nos: Site Location Plan 200; Drawing No. 201 RevB; Design Statement, Access 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 The areas indicated on the plans for the storage of refuse and materials for recycling shall be provided before the development hereby permitted is occupied and thereafter shall be made permanently available for the storage and collection of waste for the occupiers of the building.

Reason: To ensure that there are adequate facilities for the storage and recycling of waste, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The cycle parking provision shown on the approved plans shall be completed before the development hereby permitted is occupied, and thereafter, shall be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking facilities, in accordance with policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No refuse associated with the development hereby permitted shall be stored on Camden High Street or Parkway, either on the pavement or the highway, other than on designated days of collection.

Reason: In the interests of highway safety and the visual amenity of the area generally, in accordance with policies B1 and 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 S4, SD2, S6, SD6, B1, B3, B7, E2, H1, H7, H8, T3, T8, T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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.

- 3 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).

- 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 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).

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)