



Development Control
Planning Services
London Borough of Camden
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Donald Shearer
Donald Shearer Architects
29 Shelbourne Road
Stratford-upon-Avon
Warwickshire
CU37 9JP

Application Ref: **2005/1421/P**
Please ask for: **Elaine McEntee**
Telephone: 020 7974 2248

03 January 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:
308 Kilburn High Road
London
NW6 2DG

Proposal:
Erection of a 3 storey building to provide 4 self-contained flats.
Drawing Nos: Site Location Plan No. 643/BA/001; 643/BA 005; 643/BA/002 Rev F.

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 details of the facing materials (front brickwork/render, roof tile, window sample)



to be used on the building shall not be otherwise than as shall have been submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000, and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policies S1, S2 & B1.

- 3 No development shall commence before a contract has been entered into with the Local Highway Authority to secure the reinstatement of a level public footway, by removing the existing vehicle crossover and dropped kerb. None of the four self-contained flats hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.

Reason: To ensure that the pedestrian environment is improved through the removal of the unnecessary vehicle crossover in accordance with policy TR21 of the adopted Unitary Development Plan 2000 and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policy T3.

- 4 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 approval by the Council; and
 - 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 Council. 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 arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000, and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policies SD10B and S3.

- 5 Three new trees, the details of which [in respect of their position, species and size] shall first have been submitted to and approved by the Tree Preservation Officer before any work is commenced on site, shall be planted by not later than the end of the planting season following the completion of the development hereby permitted. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity

in the scheme in accordance with the requirements of policy EN15 of the London Borough of Camden Unitary Development Plan 2000, and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policy B1.

- 6 None of the flats in the development hereby permitted shall be occupied until the whole of the cycle storage provision shown on the approved drawings is provided. Thereafter the whole of the cycle storage provision shall be retained permanently and used for no purpose other than for the parking of cycles of the occupiers and users of the development.

Reason: To ensure that the development makes adequate provision for cycle storage, in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000 and policy T3 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006].

- 7 None of the flats in the development hereby permitted shall be occupied until the whole of the waste storage provision shown on the approved drawings is provided. Thereafter the whole of the waste storage provision shall be retained permanently and used for no purpose other than for the storage of the waste generated by the occupiers and users of the development.

Reason: To ensure that the development makes adequate provision for waste storage, in accordance with the requirements of policy PU5 of the London Borough of Camden Unitary Development Plan 2000 and policy SD12 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 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 Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements

of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, 6, EN1, 10, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24, HG8, 12, 13, 15, 16, TR 16, 17, 19, 22, PU5 and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policies S3, SD1, 2, 6, 10B, H1, 8, B1, 3, T3, 8, 9 and the advice as set out in Supplementary Planning Guidance 2002. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 4 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 Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 5 The applicant is advised to contact Mr Darren Beesley, of Camden Council's Environmental Health Team (Tel: 020 7974 2638) prior to the submission of any details relating to the requested site investigation.
- 6 In good time, prior to the start of construction on site, the contractor shall discuss and agree with the Council's Streets Management Traffic Management Section (tel: 020-7974 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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)