



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

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Textlink 020 7974 6866

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

Stephen Taylor
BB Partnership Ltd
17 Remington Street
London
N1 8DH

Application Ref: **2006/3869/P**
Please ask for: **Kiran Chauhan**
Telephone: 020 7974 **5117**

01 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:
203-209 North Gower Street
London
NW1 2NJ

Proposal:

Change of use from (B1) office use to (C3) residential use and erection of 3rd floor roof extension, erection of a rear extension at basement level and external alterations to create 12 flats (3 x 3 bedroom units, 4 x 2 bedroom units, 3 x 1 bedroom units and 2 x studio units).

Drawing Nos: Site location plan; photosheets x 4; design and access statement; EJS_010; 011; 012; 050; 051; 053; Pre Assessment Report; email dated 9.11.06 from Steve Taylor.

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

- 3 Notwithstanding the details shown on the drawings hereby approved, and prior to the occupation of the building, details showing the provision of covered and secure cycle parking shall be submitted to and approved in writing. Once approved, the cycle storage shall be retained and maintained as such.

Reason: To ensure that the development provides adequate cover for the secure storage of cycles in accordance with the requirements of policy T3 the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The rear yard area shall not at any time be used for the parking of vehicles.

Reason: The site lies in the Central London 'Clear Zone' region where the Council intends to minimise the transport impact of development and to reduce the number of motor vehicles within the Central City Area as specified by policy T1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

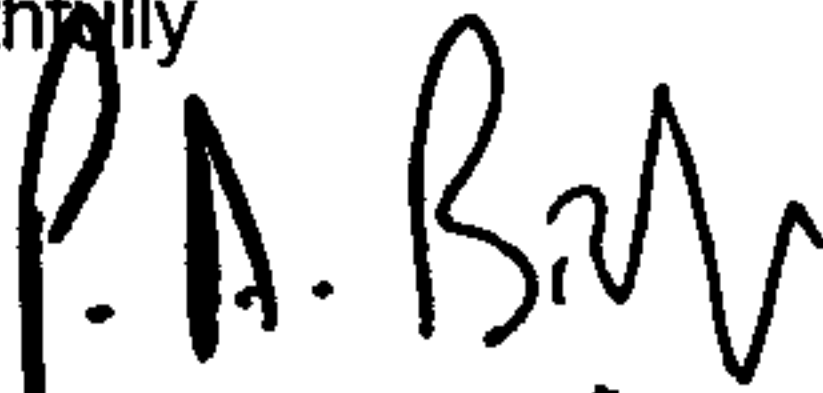
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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).
- 5 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, SD1, SD2, SD6, SD9, H1, H7, H8, B1, B3, B9, N4, T1, T3, T4, T8, T9, T12, E2. 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



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