



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

Michael Beacom
2 Carlton Chapel House
1 Arctic Street
London
NW5 4DJ

Application Ref: **2005/2841/P**
Please ask for: **Kiran Chauhan**
Telephone: 020 7974 5117

27 July 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:

Land to rear of 92
94
98 and 100 Fortune Green Road
London
NW6 1DS

Proposal:

Demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space.

Drawing Nos: Site Location Plan; 05001: 101, 102, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103B, 104A, 105D, 106C, 107C, 108, 109B, 110C, 111A, 113A, 114A, 115B, 116C, 117C, letter from Sharesense Limited received 6.10.05.

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 five



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 facing materials to be used on the buildings hereby approved (including directional vision screens) shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.

Reason: To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policies SD6, B1 & B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 3 All obscure glazing, directional vision screens and glass blocks to windows of the development shall be installed, in accordance with the annotations on the drawings hereby approved, prior to the first occupation of any part of the development, and thereafter permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, B, C, D, F and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies EN1, EN13 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policies SD6, B1 and B3 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 5 Details showing the provision of facilities for the storage of waste (including recycled materials) and a cycle parking space for each of the proposed dwellinghouses shall be submitted and approved prior to the commencement of any works on site. The approved facilities shall be provided in their entirety in accordance with the approved details prior to the first occupation of any part of the development, and thereafter permanently retained and maintained as such. .

Reason: To ensure that the development complies with Policy TR22 and PU8 of

the London Borough of Camden Unitary Development Plan 2000 and policy SD12 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Informative(s):

- 1 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.
- 2 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).
- 3 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.
- 4 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).
- 5 In good time, prior to the start of construction (or if appropriate, demolition) 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.
- 6 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. 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.
- 7 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, EN1, EN13, EN14, EN18, EN19, TR4, TR13, TR16, TR17, TR22, EC3, EC5, HG8, HG9, HG10, HG12, HG13, HG15, HG16,

PU5, DS2, DS5, DS8 and policies S1, S2, SD4, SD6, SD12, B1, E2, E3, H1, H7, H8, T8, T9, T11 of the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006]. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 8 You are advised that the Council expects all new development to be as sustainable and energy efficient as possible, and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce whatever measures are possible and practicable into the construction of the new buildings and the subsequent operation of the residential use.

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', written over the printed name.

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