

RECEIVED 26 SEP 2006

Victoria Lockhead  
DVM Architects  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2005/3722/P**  
Please ask for: **Grant Leggett**  
Telephone: 020 7974 5562

18 November 2005

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:  
**17-17A Murray Street**  
**London**  
**NW1 9RE**

Proposal:

Demolition of existing building and redevelopment with a three storey building comprising two business units at ground floor (Class B1) with four residential units above (Class C3).  
Drawing Nos: Site Location Plan; 1589/01A, 02B, 03C, 04C, 05C, 06C, 07C, 08A, 09A, 10A, 11; Tree Survey Report.

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 Sample panels/specifications of the following shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

i) facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The sample panel shall be retained on site until the work has been completed.

ii) balcony metalwork and glass panels

iii) roofing materials

iv) doors and window frames

v) shopfronts

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 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.

- 4 Prior to the commencement of work on site, a scheme providing for the insulation of the proposed dwellings against the transmission of externally generated noise and vibration from the railway line to the north of the site shall be submitted to and approved by the local planning authority. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied.

Reason: To safeguard the amenities of the premises in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The foundations of the proposed development shall be of a pile and beam type where there is potential for the foundations to interfere with the roots of the plane tree at the corner of Murray Street and Murray Mews. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect the tree, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced.



Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies EN61 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. In particular, details shall be submitted to the Council before works commence on site to demonstrate how the plane tree at the corner of Murray Street and Murray Mews shall be protected during construction work: such details shall for instance include measures to protect the tree trunk, to prevent additional soil compaction around the root zone, and to reduce damage to the lower branches including any proposals for crown uplifting.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies EN61 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

- 7 A light shall be installed at the rear residential access door, that will switch on automatically during the hours of darkness when a person approaches the access door and switch off automatically after a short interval.

Reason: To ensure the safety of people entering the building through the residential access door in accordance with the provisions of policy EN20 of the London Borough of Camden Unitary Development Plan 2000.

- 8 Details of a means of enclosure to the approved rear cycle storage area shall be submitted to and approved by the Council prior to the first occupation of the premises for residential use. The approved cycle storage shall be provided in its entirety prior to the first occupation for residential use and retained permanently thereafter and reserved solely for the use of residential properties within the building.

Reason: To ensure adequate provision of cycle storage in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 9 Notwithstanding the details shown on drawing 1589/07 C, nothing shall convey permission for the proposed side and rear elevations. Details of a revised fenestration treatment for the side and rear elevations at a scale of at least 1:50, shall be submitted to and approved by the local planning authority prior to commencement of any development on site.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.



Informative(s):

- 1 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.
- 2 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.
- 3 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).
- 4 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 adopted policies RE2, RE6, EN1, EN5, EN7, EN10, EN13, EN14, EN16, EN19, EN31, EN35, EN61, HG5, HG8, HG12, HG13, HG16, EC3, EC5, TR12, Tr17, TR19, TR21, TR22 and TR23, and the revised London Borough of Camden Unitary Development Plan 2004 policies H1 and E2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 020 7974 1553.

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)