



Development Control
 Planning Services
 London Borough of Camden
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 London WC1H 8ND

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Mr Peter Short
 Agate Short Architects
 8 Waterson Street
 London
 E2 8HL

Application Ref: **2005/4162/P**
 Please ask for: **Grant Leggett**
 Telephone: 020 7974 5562

17 February 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:
49-53 Caversham Road
London
NW5 2DR

Proposal:

Change of use of 49, 51 and part of 53 Caversham Road from office (class B1) to form 1 x 5 bed, 1 x 4 bed, 1 x 3 bed, 1 x 2 bed, and 5 x 1 bedroom flats, including installation of dormer windows to front and rear, installation of velux windows to side and rear roofslopes, and enlargement of existing rear extension to no.51 Caversham Road.

Drawing Nos: Site Location Plan 0071-CR49-53-E01; E02; E03; E04; E05; E06; E07; E08; E09; E10; E11; E12; E13

0071-CR49-53-E14; E15; EOS; P01; P02; P03; P04; P05; P06; P-07; P08; P09; P10; P11.

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 EN1, EN13, EN22, EN24 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The approved privacy screen at the boundary between the approved external staircase at no.51 Caversham Road and no.53 Caversham Road shall be installed prior to the first residential occupation of the development and retained permanently thereafter.

Reason: To preserve the existing residential amenity of neighbours in accordance with the provisions of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

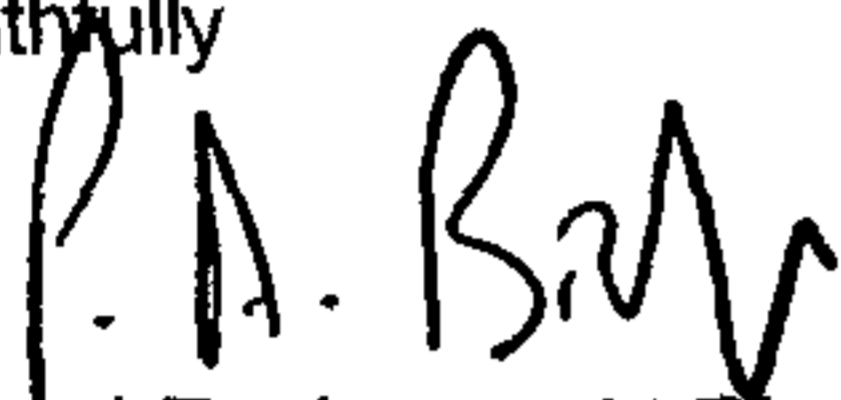
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 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 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.
- 5 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, RE6, EN1, EN13, EN19, EN22, EN24, EN31, HG8, HG9, HG11, HG12, HG13, HG18, HG19, HG20, EC3, TR16, TR17 and TR22, and revised Unitary Development Plan 2004 policies H1, H2, H8 and 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

A handwritten signature in black ink, appearing to read 'P. A. Barlow'. The signature is written in a cursive style with a large initial 'P' and a distinct 'A'.

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