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

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C.Moran
Hepher Dixon
100 Temple Chambers
Temple Avenue
London
EC4Y 0HP

Application Ref: **PWX0202923**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 5867

14 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:
**ALL SOULS CHURCH,
152 LOUDOUN ROAD
LONDON
NW8**

Proposal:

Change of use of part of church building to 8 residential units plus the retention of part of the nave and apse for continued use for social and community purposes (Class D1), and associated works of conversion and elevational alterations, and the redevelopment of the church hall site for a new 4 storey building comprising 8 residential units with 2 courtyards and 2 roof terraces.

Drawing Nos: 7831/030A, 031I, 032G, 033H, 034, 035F, 036F, 037F, 038E, 039E, 040D, 042E, HD1, 7831/29E, 100A, 101A, 102A, 103, 104A, 110, 111, 120, 121A, 122A

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 No part of the residential accommodation within the church or adjoining new block shall be occupied until the proposed Class D1 unit, including its ancillary service facilities, has been completed and made available for occupation.

Reason: To ensure that the development includes the provision of a Class D1 use in accordance with policy SC1 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The details of the elevations and facing materials of all alterations and extensions proposed to the listed church building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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, EN13 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 4 All new external work to the listed church building 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 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The details of the layout, sections, elevations, architectural features (at a scale of at least 1:50) and facing materials to be used on the new block of flats shall not be otherwise than as shall have been submitted to and approved 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, EN13, EN14 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Notwithstanding the details of the proposed roof terraces as shown on the approved plans, details of the location and size of both roof terraces and of the design and location of glazed screens, privacy screens and access staircases to both roof terraces shall be submitted to and approved by the Council before any work on site commences; privacy screens shall be provided in accordance with these approved details prior to commencement of use of the rear roof terrace and

shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking and overshadowing of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 8 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.

- 9 Before the Class D1 use commences, sound insulation shall be provided between the D1 unit and the adjoining residential units within the church building in accordance with a scheme to be first approved by the Council. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy RE2, EN1 and HG9 of the London Borough of Camden Unitary Development Plan 2000.

- 10 Details of cycle parking facilities for both the residential units and the Class D1 use shall be submitted and approved by the Council before works commence on site and these facilities shall be provided in accordance with those approved details and retained thereafter.

Reason: To ensure cycle parking facilities are provided in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 11 Details of refuse storage facilities (including recycled materials) for both the residential units and the Class D1 use shall be submitted and approved by the

Council before works commence on site and these facilities shall be provided in accordance with those approved details and retained thereafter.

Reason: To ensure refuse storage facilities are provided in accordance with the requirements of policy PU5 of the London Borough of Camden Unitary Development Plan 2000.

- 12 No sound emanating from the Class D1 use shall be audible within any adjoining residential units between 2300 hrs and 0800 hrs.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies RE2, EN1 and HG9 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 2 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).
- 3 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.
- 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 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.
- 6 You are advised in relation to condition 6 above that the proposed access staircase to the front roof terrace needs to be redesigned and repositioned in order to not

block the existing window in the church south aisle serving the proposed residential unit 6.

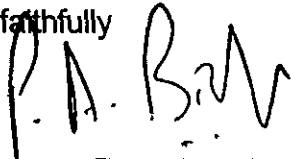
7 Reasons for granting permission.

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 EN1,13,14,16,18,20,19,21,24,38,39,40; TR10,17; SC1,7; HG5,8,9,12,13,14,20. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

8 Your attention is drawn to the need for compliance with the requirements of the Council's Environment and Consumer Protection Service, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells from the proposed Class D1 kitchen, and in respect of arrangements for storage and disposal of refuse from both the Class D1 unit and the residential units.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)