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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 Gollings  
Paul Whitley Architects Ltd  
251 Camden High Street  
London  
NW1 7BU

RECEIVED 24 NOV 2005

Application Ref: **2005/3264/P**  
Please ask for: **Grant Leggett**  
Telephone: 020 7974 5562

03 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:  
**74A Holmes Road**  
**London**  
**NW5 3AT**

Proposal:

Demolition of existing vacant vehicle repair workshop & erection of a 5 storey mixed use building comprising flexible Class B1 floorspace on the ground floor and 27 affordable shared ownership residential units. (Amendments including increase in ground floor height resulting in overall increase in building height of approx 0.5m)

Drawing Nos: AL(0-)001; 005; 008 A; 030 K; 031 J; 032 J; 033 C; 040 M; 041 E; 042 C; Design & Accessibility Statement; Drawing Register and Issue Sheet; Letter from BCP dated 3 Aug. 2005; Stage D Scheme Schedule of Accommodation no.19; Letter from PWA dated 3 Aug. 2005; Photo Sheet x5.

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 of all external facing materials, including but not limited to the following shall be submitted for approval prior to commencement of construction of the approved development:
  - a. the proposed brickwork showing the brick types, colours, bonds, mortar mixes, joint widths and pointing types;
  - b. all other proposed external facing materials including steel balustrades and balconies, window frames, and external door materials.

An approved sample panel shall be provided on site and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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

- 3 The details of the external red timber cladding to be used on the 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. Such details shall include the colour and type of the timber cladding, and details regarding its weathering capabilities, specifically to ensure the cladding material will retain its colour and appearance. The timber cladding 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 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 4 Details demonstrating how the area shown on the approved plans as providing cycle storage will provide for not less than 15 bicycles 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.

- 5 Notwithstanding what is shown on the approved drawings, details of a new proposed access door to the residential refuse store shall be provided for approval by the Council. The submitted details shall demonstrate that the refuse store can be serviced without the need for doors to open onto the public footpath, such as by using a roller door or inward-opening door. The door to the refuse storage area

shall not be implemented other than is shown in the approved details.

Reason: To ensure the safe and convenient passage of pedestrians in accordance with the provisions of policies TR21 and TR23 of the London Borough of Camden Unitary Development Plan 2000.

- 6 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.

Informative(s):

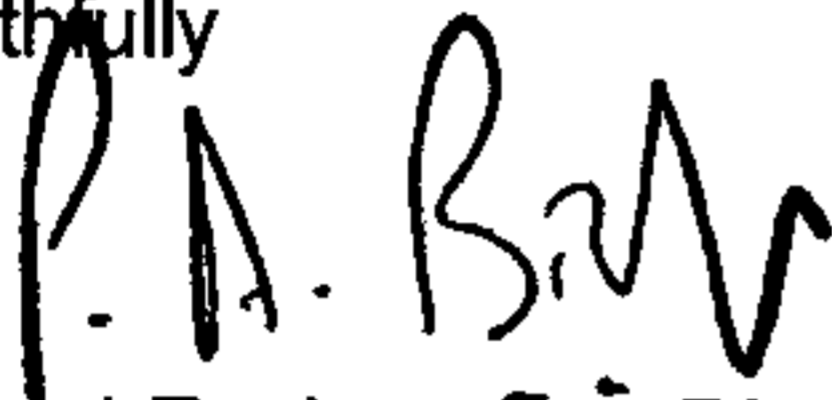
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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. 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.
- 3 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, EN6, EN7, EN10, EN13, EN14, EN16, EN19, HG5, HG8, HG10, HG11, HG12, HG13, HG16, EC3, TR12, TR19, TR21, TR22, TR23 and DS2, and revised policies H1, H2 and E2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 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.
- 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

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 prominent flourish at the end.

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