

RECEIVED 29 SEP 2005

Nicola Horsfall
Montagu Evans
Premier House
44-48 Dover Street
London
W1S 4AZ

Application Ref: **2005/1075/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: **020 7974 2078**

19 September 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:
21 Barter Street
London
WC1A 2AH

Proposal:

Change of use from training centre (Class D1) to residential (Class C3) to provide 8 x 1 bed , 2 x 2 bed and 3 x 3 bed self contained flats.

Drawing Nos: Report of Structural Implications of Proposed Residential Conversion.

Site Location Plan ME1 and ME2; 2727/D/02/A; 03; 04/D; 05/C; 06; 07/A; 08; 09; 10; 11/C; 12; 13; 14; 15

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 hereby approved Cycle Storage shall be maintained and retained as shown on drawing 2727/D/04/D. It shall and used for no purpose other than for the storage of cycles of the occupiers and users of the development.

Reason: To ensure the use of alternative transport modes and the amenity of occupying residents in accordance with policies RE2 and TR22 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 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.
- 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 policies RE5, EN1, EN31, EN38, CL2, SC1, HG9, TR16, TR21 and TR22. 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



Environment Department

(Duly authorised by the Council to sign this document)