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 51 Borough High Street  
 London  
 SE1 1NB

Application Ref: **2005/1753/P**  
 Please ask for: **Celeste Giusti**  
 Telephone: 020 7974 5809

06 July 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:  
**117 Parkway**  
**London**  
**NW1 7PS**

Proposal:

Demolition of existing lock up garages with residential flat over part; redevelopment of site to create 7 residential units with car parking and landscaping.

Drawing Nos: Site Location Plan J04/23/0.100; 0.101; C\_001; C\_002; C\_003; C\_005; C\_006; C\_007; C\_100

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 All new external work shall be carried out in materials specified on drawing J04/23/C 007.

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 The hereby approved demolition and redevelopment shall not commence prior to the submission, approval in writing by the Council and implementation, in accordance with the approved details, of a scheme to safeguard the existing, retained tree to the rear of 119-123 Parkway during the demolition/construction works.

Reason: In order to adequately safeguard the tree in the vicinity of the building works and in the interests of visual amenity, in accordance with policy EN61 Tree canopy & vegetation of the London Borough of Camden Unitary Development Plan 2000.

- 4 The development shall not commence prior to the submission and approval in writing by the Council of details and samples, where appropriate, of all boundary walls, railings, front security gates, fences and other means of enclosure. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

Reason: To ensure a satisfactory external appearance and the security of the site, in accordance with policies EN1 and EN10 of the London Borough of Camden Unitary Development Plan 2000.

- 5 Further details of noise protection measures, to include acoustic glazing and vibration isolation measures, to protect future occupiers against noise and vibration shall be submitted to and approved in writing by the Council, prior to the commencement of works on site, and works shall be carried out in accordance with the approved details and thereafter permanently retained.

Reason: To protect the occupiers of the development against noise and vibration associated with the railway line and roads adjacent, and internal acoustics, in accordance with policies RE2, EN5 and EN6 and Standard DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 6 No part of the building shall be used or occupied prior to the provision of 4 car parking spaces, cycle storage facilities and refuse and recyclables storage as shown on approved drawing J04/23/C\_001, and these spaces and facilities shall thereafter be permanently retained.

Reason: To ensure the provision and permanent retention of the parking spaces and cycle and refuse storage so as to ensure that the development does not result in additional on-street parking stress and conditions detrimental to the amenity of surrounding occupiers, in accordance with Policies TR17, TR22 and Standards DS7 and DS8 of the London Borough of Camden Unitary Development Plan 2000.

- 7 The development hereby approved shall not commence until details of the traffic calming measures within the site, including details of different coloured paving, line markings, parking areas, mirrors, signs and pedestrian routes have been submitted to and approved in writing by the Council. The measures shall be carried out in accordance with the approved details prior to the occupation of the site and permanently maintained thereafter.

Reason: In the interest of public safety and to avoid internal vehicular conflict in accordance with Policies TR19 and TR21 of the London Borough of Camden Unitary Development Plan 2000.

- 8 The landscaping shown on approved drawings J04/23/C 100 and J04/23/C 007 shall be fully implemented in the next winter planting season following the first occupation or use of any part of the building(s), or completion of development, whichever is the earlier.

Reason: To ensure a satisfactory external appearance, in accordance with Policies EN1, EN31 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 9 Any tree or shrub planted pursuant to condition No.10 being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

Reason: To ensure a satisfactory provision for planting, in accordance with Policies EN1, EN31, EN35 and EN61 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 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 You are advised that the development of this site may have an impact on the infrastructure of Railtrack and you are strongly advised to discuss your proposals with them before the scheme is developed any further.
- 6 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 Residential amenity and environment, RE6: Planning Obligations, EN1 General environmental protection and improvement, EN5 Noise and Vibration, EN6 Disturbance from plant and machinery, EN13 Design of new development, EN14 Setting of new development, EN15 Landscaping, TR17 Residential parking-standards, EN16 Site Layout, EN19 Amenity for occupiers and neighbours, EN20 Community Safety, EN31 Character & appearance of conservation areas, EN32 Demolition of unlisted buildings in a conservation area, EN61 Tree canopy & vegetation, TR11 On-street parking controls, HG8 Increasing the amount of residential accommodation, HG9 Change of use to residential accommodation, HG10 Housing Density, HG12 Visual privacy and overlooking, HG13 Provision of Amenity Space, HG15 Provision of a range of housing, HG16: Housing mix in schemes for new residential development, TR16 Car free housing developments, TR22: Cycle Parking, DS2 Density, DS5 Visual Privacy and overlooking standard, DS6 Noise and Vibration Standards, DS7 Cycling standards, DS8 Car parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.
- 7 You are advised that this site has the potential to be contaminated through previous uses on and adjacent to the site. As such it would be prudent to carry out a site investigation to identify whether contamination is in fact an issue for this development. You are advised that the developer has a duty to deal with land contamination issues when redeveloping a site and that the developer should inform the Council immediately, should any previously identified contamination become apparent during the redevelopment of this site. Please supply the Council with copies of any investigation/risk assessment results. Developers guide for dealing with contaminated sites can be obtained from the Council's web site.

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)