



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

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W1J 8PD

Application Ref: **2005/0041/P**  
Please ask for: **Grant Leggett**  
Telephone: 020 7974 **5562**

20 May 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**

Address:  
**Fitzroy Yard  
Fitzroy Road  
London  
NW1 8TP**

#### **Proposal:**

Alteration and extension, and change of use of former offices and studio flat into a single residential dwelling.

Drawing Nos: EX.01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A;

10 rev A; 11 rev A; 12 rev A; PA01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A; 10 rev A; 11 rev A; 12 rev A; existing plans; site photographs.

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 the following shall be submitted to and approved in writing by the local planning authority prior to commencement of the development;
  - a. samples of all facing materials;
  - b. detailed plans of all proposed landscaping works.

The relevant parts of 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, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 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 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

#### Informative(s):

- 1 Reasons for granting permission.

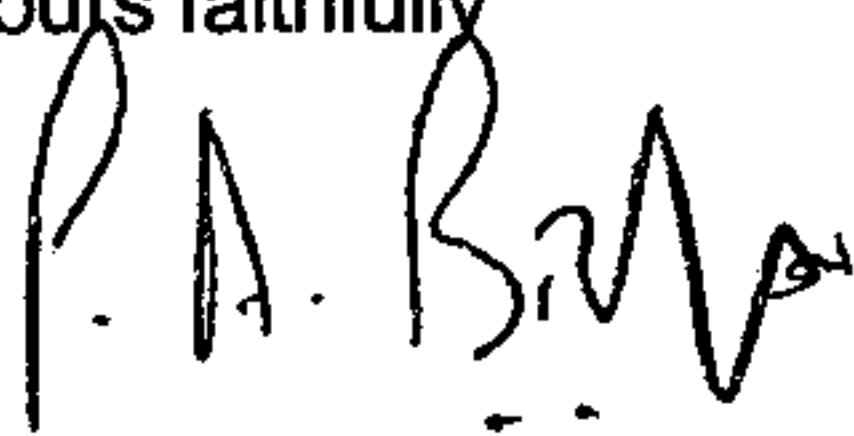
The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, and Revised Deposit Draft Unitary Development Plan 2004 with particular regard to adopted policies EN1, EN13, EN19, EN21, EN22, EN24, EN31, TR4, TR11, TR11, TR17, TR19, HG8, HG9, HG10, HG15, EC3, EC5 and DS2, and revised policies SD3, SD4, E2, E3 and H3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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.
- 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.

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. B. M.' with a stylized flourish at the end.

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