

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

Mr G Ellis-Ricketts
Portcullis Architecture
165B Brent Street
Hendon
London
NW4

Application No: PW9902877/R1
Case File:F2/10/8

8th October 2001

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
80 WESTBERE ROAD, NW2

Date of Application : 27/04/2000

Proposal :

Additions and alterations to existing garage building to provide additional accommodation for 8 extra children for the existing nursery school, allowing a total of 28 children,
As shown on drawing numbers; 80/WBR/SK/3, 4, 6 & 7 and 80/WPR/PH/3 & 4 (photographs) Transport survey data and covering letter dated 27 April 2000.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



INVESTOR IN PEOPLE

Director Peter Bishop

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Additional conditions:

- 1 The use of the converted garage building hereby permitted as part of the day nursery shall not be carried out otherwise than between the hours of **08.00 and 20.00 on Mondays to Fridays only**. It shall not be carried out at any time on Saturdays, Sundays and Bank Holidays
- 2 The use of the converted garage building hereby permitted shall be as a day nursery and for no other purpose within **Class D1** of the Schedule of the Town & Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking that Order.
- 3 This permission shall be personal to **Ms. Angela Coyne** during her occupation and shall not enure for the benefit of the land. On her vacating the premises the use shall revert to the lawful use for garage space ancillary to the existing residential accommodation.
- 4 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, including the new wall
- 5 The doors and windows shall be timber framed and painted, and permanently retained as such thereafter.

Reasons for additional conditions:

- 1-2 To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies RE6 and EN1 of the London Borough of Camden Unitary Development Plan 2000
- 3 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of **Ms A Coyne** vacating the premises in accordance with policy HG1 of the London Borough of Camden Unitary Development Plan 2000
- 4 To ensure that the Council may be satisfied with the external appearance of the building, in accordance with the requirements of policies EN1 and EN16 of the London Borough of Camden Unitary Development Plan 2000.



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- 5 To ensure that the Council may be satisfied with the external appearance of the building, in accordance with the requirements of policies EN1 and EN21 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

Informatives (if applicable)

- 1 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.

This application was dealt with by Vanessa Leddra on 020 7974 2078.

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)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director Peter Bishop