

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

GVA Grimley,  
Attn. Gill Champion,  
10 Stratton Street,  
London  
W1X 6JR

Application No: PE9800865R1/  
Case File:H8/13/12

5th August 1999

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 :  
151A King Henrys Road, NW3

Date of Application : 24/03/1999

Proposal :

The erection of a four-storey plus basement building comprising 2 semi-detached four-bedroom houses, each over an independent B1 unit, as shown on drawing numbers: 054106, 054201, 054202a, 054203, 054204, 054205a, 054207, 054301, 054302, 054303

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.

Additional conditions:

- 1 The details of the elevations, roof, fenestration including dormer windows, rooflights and doors, and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced.

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- 2 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.
- 3 Independent access to the B1 units in the basement shall be retained at all times, and these units shall be permanently separate from the residential units above.
- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas including the front and rear boundary treatment, have been submitted to and approved by the Council.
- 5 Details of all existing trees on site with a stem diameter of 100mm or greater shall be supplied to the Council prior to the consideration of detailed proposals and shall include the following information: Location, species, reference number, girth, height and accurate crown spread. Where nearby excavations are proposed, the level at the base of each tree shall be included. Trees to be removed in conjunction with the proposed development should be indicated as such and, where appropriate the proposed positions and lines of protective fencing and prohibited areas should be shown.
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To safeguard the appearance of the premises and the character of the immediate area.
- 3 To ensure compliance with the Council's policy which resists the loss of employment floorspace.
- 4-5 In order that the Council may give consideration to the details of the proposed development.

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- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.

**Informatives (if applicable)**

- 1 You are reminded that the basement accommodation hereby approved falls within the B1 use class. Any change to a use outside that class would require planning per-mission.
- 2 Your attention is drawn to the need to consult the Council's Waste Management Team, Camden Town Hall, Argyle Street entrance London, WC1H 8EQ, (tel:020 7278 4444) regarding arrangements for the disposal of refuse.
- 3 Works of construction and ancillary activity should not take place other than between the hours of 08.00hrs to 18.00hrs on Monday to Friday and 08.00hrs to 13.00hrs on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 4 The details required pursuant to Additional Condition(s) 1,4 and 5 should be submitted with the attached approval of details application form together with 6 sets of drawings and any other supporting information.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).(IH03)
- 6 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 (IH07)

This application was dealt with by Jenny Reid on 020 7974 5809.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

*M.W. Gilks* TW

Environment Department

(Duly authorised by the Council to sign this document)

Director Mark Gilks BA(Hons) M.Soc.Sc., MRTPI