

Cordelia Hanel  
Studio Hanel  
Unit 2  
Durham Yard,  
Teesdale Road  
London  
E2 6QF

Application Ref: **2012/0097/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

30 March 2012

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:  
**3 Hampshire Street**  
**London**  
**NW5 2TE**

Proposal:

Amendment to planning permission dated 03/09/2010 (ref. 2010/1872/P) (for demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores, residential entrance on ground floor and 7 x Class C3 self contained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies), involving erection of 3rd floor to northeastern block to provide one self-contained flat and installation of 2 external lifts to both blocks.

Drawing Nos: Site Location Plan; Existing plans- 0452- 001 P1, 010 P2, 011 P2, 020 P2, 021 P2, 022 P2;

Proposed plans- 100 P6, 101 P7, 102 P7, 200 P7, 201 P12, 202 P8, 203 P7, 204 P9, 205 P6, 210-D, 211-C; letter dated 14.12.2011 from dsa engineering; letter dated 12.12.2011 from Mike Sindic; Lifetime homes standards sheet.

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 three years from the date of the previous substantive planning permission dated 3.9.10 ref 2010/1872/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The details of the sections and elevations of architectural features and fenestration, including lift shafts, balconies, balustrades, windows, doors and screens, and details of facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the 1st floor gardens for nos. 1.2 and 1.3 and the occupation of the 1st floor flat no. 1.2 shall not commence until the privacy screens and the obscure glazed window, as shown on the approved drawings, have been installed. The screens and window shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use of the proposed balcony for 3rd floor flat no. 3.1 and the occupation of this flat no.3.1 shall not commence until the 2 obscure glazed balustrades and the obscure glazed windows, as shown on the approved drawings, have been installed. The screens and windows shall be permanently retained and maintained

as such thereafter. The remaining flat roofs adjoining the 3rd floor flat, indicated as brown roofs on the approved plans, shall only be accessible for maintenance purposes and shall not be used as amenity terraces.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion 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.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. The trees to be retained shall be protected during construction work in accordance with the approved Arboricultural Implications report and shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Before the use commences sound insulation shall be provided between the adjoining proposed dwellings and Class B1 use in the building in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Before the use commences, details of the proposed roof plant, including details of sound attenuation and screening enclosures, shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 No sound emanating from the Class B1 use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The approved refuse storage facilities shall be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The approved cycle storage facilities shall be provided in their entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development is occupied, a service bay within the Class B1 unit shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Full details in respect of the green and brown roofs in the areas indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the

London Borough of Camden Local Development Framework Development Policies.

- 18 Details of proposed security measures for the front entrance and rear alleyway, to ensure the building is "secured by design", shall be submitted to and approved by the Council. The approved details shall be provided in their entirety prior to the first occupation of any of the new units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the layout and design of the building is acceptable with regards to community safety and security, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 19 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
  - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.

All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Before the development commences, details of the proposed solar water heaters on the roof shall be submitted to and approved by the Local Planning Authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement 31.3.10, Energy Statement 30.3.10, Arboricultural Implications Report 7.4.10, Code For Sustainable Homes Pre-Assessment 13.5.10, BREEAM Offices Pre-Assessment 13.5.10 (all as approved by previous planning permission dated 3.9.10 ref 2010/1872/P);

Proposed plans- 100 P6, 101 P7, 102 P7, 200 P7, 201 P12, 202 P8, 203 P7, 204 P9, 205 P6, 210-D, 211-C; letter dated 14.12.2011 from dsa engineering; letter dated 12.12.2011 from Mike Sindic; Lifetime homes standards sheet.

Reason: For the avoidance of doubt and in the interest of proper planning.

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 2363).
- 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. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 6 With regard to condition 19, you are advised to refer to Planning Policy Statement 23 (Planning and Pollution Control) Annex II: Development on Land Affected by Contamination for advise on developing land that may be affected by contamination; this document is available to download at <http://www.communities.gov.uk>. Further information is also available on the Council's Contaminated Land web pages at

[www.camden.gov.uk/contaminatedland](http://www.camden.gov.uk/contaminatedland). Please contact the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613) for specific queries regarding developments on potentially contaminated land.

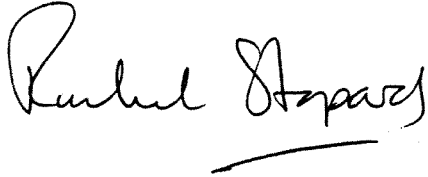
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)
- 8 You are advised to contact Thames Water (tel 0845-8502777) regarding the need to make proper provision for drainage and sewerage connections and to gain prior approval for discharge to a public sewer. You are also advised that there are public sewers crossing the site and that approval must be sought from Thames Water where a building would be erected over the line of or within 3 metres of a public sewer.
- 9 With regard to condition no. 17, you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 10 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with waste, CS19 - Delivering and monitoring the Core Strategy, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to supply of affordable housing, DP5 - Housing size mix, DP6 - Lifetime homes and wheelchair homes, DP13 - Employment sites and premises, DP15 - Community and leisure uses, DP16- Transport implications, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of car parking, DP19 - Managing the impact of parking, DP21 - Development connecting to highway network, DP22 - Sustainable construction, DP23 - Water, DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and vibration, DP29 - Improving access. 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.

DATED

30 MARCH

2012

**(1) KARLSTAD FINANCE LIMITED**

-and-

**(2) VENUS LIMITED T/A HORIZON LAUNDRY**

-and-

**(3) THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

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**DEED OF VARIATION**

Relating to the Agreement dated 3<sup>rd</sup> September 2010  
Between  
the Mayor and the Burgesses of the London Borough of Camden  
and  
Karlstad Finance Limited  
and  
Venus Limited t/a Horizon Laundry

under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as

3 Hampshire Street  
London  
NW5 2TE

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Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5647  
Fax: 020 7974 2962

CLS/PK/1685.1405\_FINAL

*AM*

THIS AGREEMENT is made on the 30<sup>th</sup> day of March 2012

**BETWEEN**

1. **KARLSTAD FINANCE LIMITED** (incorporated in the British Virgin Islands) care of Fasken Martineau LLP (registered under company number OC309059) of 17 Hanover Square, London, W1S 1HU (hereinafter called "the Freeholder") of the first part
2. **VENUS LIMITED T/A HORIZON LAUNDRY** of 3 Hampshire Street, London NW5 2TE (hereinafter called "the Applicant") of the second part
3. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

**WHEREAS:**

- 1.1 The Council and Karlstad Finance Limited and Venus Limited t/a Horizon Laundry entered into an Agreement dated 3<sup>rd</sup> September 2010 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The Freeholder is registered at the Land Registry as the freehold proprietor with Title Absolute under title number NGL558851.
- 1.3 The Freeholder is the freehold owner of and is interested in the Property for the purposes of Section 106(9) of the Act.
- 1.4 The Council is the local planning authority for the purposes of the Act and considers it expedient in the interests of the proper planning of its area that the Development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.5 The Applicant submitted a new Planning Application in respect of the Property and to amend the Original Planning Permission to the Council.

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- 1.6 The Council validated the Planning Application on 25<sup>th</sup> January 2012 and resolved to grant permission conditionally under reference 2012/0097/P subject to the conclusion of this Agreement.
- 1.7 This Agreement is made by virtue of the Town and Country Planning Act 1990 Section 106 (as amended) and is a planning obligation for the purposes of that section.
- 1.8 The Freeholder and the Applicant shall unless otherwise specified henceforth together be called "the Owner".
- 1.9 Without prejudice to the terms of the other covenants contained in the Existing Agreement the parties hereto have agreed to vary the terms of the Existing Agreement as hereinafter provided.

## 2. INTERPRETATION

- 2.1 All words and phrases defined in the Existing Agreement shall have the same meaning in this Agreement save where the context otherwise dictates and for the avoidance of any doubt the Existing Agreement shall remain in full force and effect save as varied by this Agreement.
- 2.2 All reference in this Agreement to clauses in the Existing Agreement are to clauses within the Existing Agreement.
- 2.3 In this Agreement the following expression shall unless the context otherwise states have the following meaning now allocated to it.

2.3.1 "Agreement" this Deed of Variation

2.3.2 "Existing Agreement" the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 3<sup>rd</sup> September 2010 made between the Council and Karlstad Finance Limited and Venus Limited t/a Horizon Laundry

2.3.3 "the Original Planning

*oh* *sg*

Permission”

the planning permission granted by the Council on 3<sup>rd</sup> September 2010 referenced 2010/1872/P allowing the demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores and residential entrance on ground floor and 7 x Class C3 self-contained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies as shown on drawing numbers Design and Access Statement 31.3.10; Energy Statement 30.3.10; Arboricultural Implications Report 7.4.10; Code For Sustainable Homes Pre-Assessment 13.5.10; BREEAM Offices Pre-Assessment 13.5.10; 0452 001 P1, 010 P2, 011 P2, 020 P2, 021 P2, 022 P2, 050 P2, 100 P5, 101 P5, 102 P4, 103 P5, 200 P4, 201 P6, 202 P4, 203 P4, 204 P4, 205 P5, 250 P1

- 2.4 Where in this Agreement reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Agreement.
- 2.5 Headings are for ease of reference only and are not intended to be construed as part of this Agreement and shall not be construed as part of this Agreement and shall not effect the construction of this Agreement.
- 2.6 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.7 References in this Agreement to the Owner and Mortgagee shall include their successors in title.

### **3. VARIATION TO THE EXISTING AGREEMENT**

- 3.1 The following definitions contained in the Existing Agreement shall be varied as follows:

- 3.1.1 "Development" the development permitted pursuant to planning permission dated 3<sup>rd</sup> September 2010 reference number 2010/1872/P (demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores and residential entrance on ground floor and 7 x Class C3 self-contained flats in 2 separate blocks on 1<sup>st</sup> and 2<sup>nd</sup> floors with gardens and balconies as shown on drawing numbers Design and Access Statement 31.3.10; Energy Statement 30.3.10; Arboricultural Implications Report 7.4.10; Code For Sustainable Homes Pre-Assessment 13.5.10; BREEAM Offices Pre-Assessment 13.5.10; 0452 001 P1, 010 P2, 011 P2, 020 P2, 021 P2, 022 P2, 050 P2, 100 P5, 101 P5, 102 P4, 103 P5, 200 P4, 201 P6, 202 P4, 203 P4, 204 P4, 205 P5, 250 P1) as amended by planning permission reference number 2012/0097/P permitting erection of 3<sup>rd</sup> floor to northeastern block to provide one self-contained flat and installation of 2 external lifts to both blocks.
- 3.1.2 "Education Contribution" the sum of £18,209 (eighteen thousand, two hundred and nine pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the provision of education needs arising in the London Borough of Camden
- 3.1.3 "Planning Permission" the planning permission under reference number 2012/0097/P to be issued by the Council in the form of the draft annexed hereto
- 3.1.4 "Planning Application" the application for Planning Permission in respect of the Property submitted on 14<sup>th</sup>

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December 2011 by the Owner and given reference number 2012/0097/P

3.1.5 "Public Open Space Contribution"

the sum of £10,471 (ten thousand four hundred and seventy-one pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the improvement maintenance and upkeep of existing public open spaces and/or nature conservation improvements to parks and open space and/or the obtaining of land to make public open spaces in the vicinity of the Development

3.2 In all other respects the Existing Agreement (as varied by this Agreement) shall continue in full force and effect.

4. PAYMENT OF THE COUNCIL'S LEGAL COSTS

4.1 The Owner agrees to pay the Council (on or prior to completion of this Agreement) its reasonable legal costs incurred in preparing this Agreement

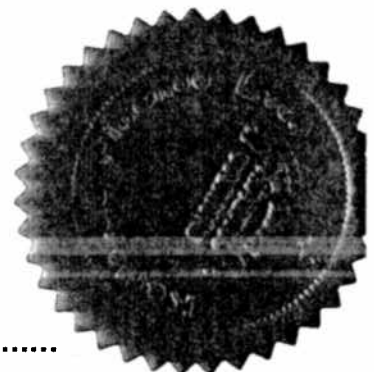
5. REGISTRATION AS LOCAL LAND CHARGE

5.1 This Agreement shall be registered as a Local Land Charge

**IN WITNESS WHEREOF** the Council has caused its Common Seal to be affixed and the Owner has caused this Agreement to be executed as a Deed the day and year first above written.

**EXECUTED AS A DEED BY  
KARLSTAD FINANCE LIMITED  
acting by a Director and its Secretary  
or by two Directors**

*Jim Allday*  
*A. Hunter*



Director Name: (CAPITALS)

) ...Independent Management Inc.....

Director Signature:

) SIMON GRAY - KATHARINA HULTER

Director/Secretary Name (CAPITALS)

) SIMON GRAY

Director/Secretary Signature:

)

EXECUTED AS A DEED BY  
VENUS LIMITED T/A  
HORIZON LAUNDRY

By NAYAN BHATT

)  
)  
)  
)

Nayan Bhatt

in the presence of:

Witness Signature:

) D. R. PUNAGH

Witness Name: (CAPITALS)

) DELIP PANDYA

Address:

) 18 RATCLIFF ROAD

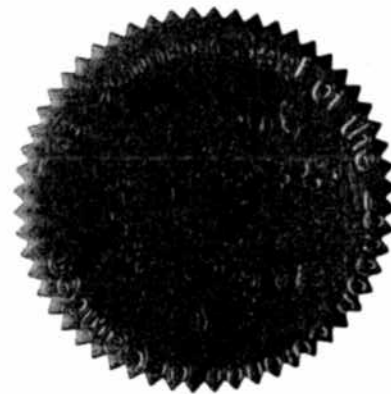
) LONDON - E7 8DD

Occupation:

) LAUNDRY ASSISTANT

THE COMMON SEAL OF THE MAYOR  
AND BURGESSES OF THE LONDON  
BOROUGH OF CAMDEN was hereunto  
Affixed by Order:-

)  
)  
)  
)



*[Handwritten Signature]*  
.....  
Authorised Signatory



Studio Hanel  
Unit 2  
Durham Yard,  
Teesdale Road  
London  
E2 6QFTel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: 2012/0097/P

21 March 2012

Dear Sir/Madam

**DRAFT**  
FOR INFORMATION ONLY - NOT A FORMAL DECISION  
Town and Country Planning Acts 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:  
**3 Hampshire Street  
London  
NW5 2TE**

## Proposal:

**DECISION**  
Amendment to planning permission (dated 17/09/11 Case 2011/0097/P) (for demolition of building and replacement by a new building containing a B1 business unit, refuse and cycle stores, residential entrance on ground floor and 7 x Class C3 self contained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies), involving erection of 3rd floor to northeastern block to provide one self contained flat and installation of 2 external lifts to both blocks.

Drawing Nos: Site Location Plan; Existing plans- 0452- 001 P1, 010 P2, 011 P2, 020 P2, 021 P2, 022 P2;

Proposed plans- 100 P6, 101 P7, 102 P7, 200 P7, 201 P12, 202 P8, 203 P7, 204 P9, 205 P6, 210-D, 211-C; letter dated 14.12.2011 from dsa engineering; letter dated 12.12.2011 from Mike Sindic; Lifetime homes standards sheet.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the previous substantive planning permission dated 3.9.10 ref 2010/1872/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The details of the sections and elevations of architectural features and fenestration, including lift shafts, balconies, balustrades, windows, doors and screens, and details of facing materials to be used in the development shall be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant part of the work is commenced. No development shall be carried out in accordance with the approval given until the sample panel has been 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the 1st floor gardens for nos. 1.2 and 1.3 and the occupation of the 1st floor flat no. 1.2 shall not commence until the privacy screens and the obscure glazed window, as shown on the approved drawings, have been installed. The screens and window shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use of the proposed balcony for 3rd floor flat no. 3.1 and the occupation of this flat no.3.1 shall not commence until the 2 obscure glazed balustrades and the obscure glazed windows, as shown on the approved drawings, have been installed. The screens and windows shall be permanently retained and maintained as such thereafter. The remaining flat roofs adjoining the 3rd floor flat, indicated as brown roofs on the approved plans, shall only be accessible for maintenance purposes and shall not be used as amenity terraces.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of the site have been submitted to and approved by the Council. The relevant works shall be carried out otherwise than in accordance with the approved details.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, and any trees to be planted which, within a period of 5 years of completion of the development, are removed or become seriously damaged, shall be replaced 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.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. The trees to be retained shall be protected during construction work in accordance with the approved Arboricultural Implications report and shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the

- 9 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Before the use commences sound insulation shall be provided between the adjoining proposed dwellings and Class B1 use in the building in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Before the use commences details of the proposed sound attenuation and screening enclosures, including details of sound attenuation and screening enclosures, shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 No sound emanating from the Class B1 use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The approved refuse storage facilities shall be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The approved cycle storage facilities shall be provided in their entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development commences, an area within the Class B1 unit shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Full details in respect of the ground level works as indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of

Camden Local Development Framework Development Policies.

- 18 Details of proposed security measures for the front entrance and rear alleyway, to ensure the building is "secured by design", shall be submitted to and approved by the Council. The approved details shall be provided in their entirety prior to the first occupation of any of the new units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the layout and design of the building is acceptable with regards to community safety and security, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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- 19 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
  - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.

All approved remediation measures shall be implemented strictly in accordance with the approved details and investigation results submitted and approved by the Council.

**DECISION**

Reason: To prevent the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Before the development commences, details of the proposed solar water heaters on the roof shall be submitted to and approved by the Local Planning Authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement 31.3.10, Energy Statement 30.3.10, Arboricultural Implications Report 7.4.10, Code For Sustainable Homes Pre-Assessment 13.5.10, BREEAM Offices Pre-Assessment 13.5.10 (all as approved by previous planning permission dated 3.9.10 ref 2010/1872/P); Proposed plans- 100 P6, 101 P7, 102 P7, 200 P7, 201 P12, 202 P8, 203 P7, 204 P9, 205 P6, 210-D, 211-C; letter dated 14.12.2011 from dsa engineering; letter dated 12.12.2011 from Mike Sindic; Lifetime homes standards sheet.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/cen/contacts/environment/> or seek prior approval under section 1 of the Act. You must exercise caution in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 6 With regard to condition 19, you are advised to refer to Planning Policy Statement

23 (Planning and Pollution Control) Annex II: Development on Land Affected by Contamination for advise on developing land that may be affected by contamination; this document is available to download at <http://www.communities.gov.uk>. Further information is also available on the Council's Contaminated Land web pages at [www.camden.gov.uk/contaminatedland](http://www.camden.gov.uk/contaminatedland). Please contact the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613) for specific queries regarding developments on potentially contaminated land.

- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.development@camden.gov.uk](mailto:env.development@camden.gov.uk)

- 8 You are advised to contact Thames Water (tel: 0845 302777) regarding the need to make proper provision for drainage connections and to gain prior approval for discharge to a public sewer. You are also advised that there are public sewers crossing the site and that approval must be sought from Thames Water where a building would be erected over the line of or within 3 metres of a public sewer.

- 9 With regard to condition no. 17, you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers.

- 10 Reasons for granting permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with waste, CS19 - Delivering and monitoring the Core Strategy, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to supply of affordable housing, DP5 - Housing size mix, DP6 - Lifetime homes and wheelchair homes, DP13 - Employment sites and premises, DP15 - Community and leisure uses, DP16- Transport implications, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of car parking, DP19 - Managing the impact of parking, DP21 - Development connecting to highway network, DP22 - Sustainable construction, DP23 - Water, DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the



impact of development on occupiers and neighbours, DP28 - Noise and vibration, DP29 - Improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Yours faithfully

Culture and Environment Directorate

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**DECISION**

DATED

30 MARCH

2012

**(1) KARLSTAD FINANCE LIMITED**

-and-

**(2) VENUS LIMITED T/A HORIZON LAUNDRY**

-and-

**(3) THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

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**DEED OF VARIATION**

Relating to the Agreement dated 3<sup>rd</sup> September 2010  
Between  
the Mayor and the Burgesses of the London Borough of Camden  
and  
Karlstad Finance Limited  
and  
Venus Limited t/a Horizon Laundry

under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as

3 Hampshire Street  
London  
NW5 2TE

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Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5647  
Fax: 020 7974 2962

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