

D.Peddar
22 Redfern Road
LONDON
NW10 9LB

Application Ref: **2007/1499/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

8 October 2007

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:
96 Queen's Crescent
London
NW5 4DY

Proposal:
Change of use of the existing first and second floors from vacant ancillary A1 to provide 2 x one bed self contained flats and alterations to shopfront (Use Class C3).
Drawing Nos: 070226/01; 02; 03B; 04B

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 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 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 B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No refuse associated with the flats shall be stored on Queen's Crescent or Weedington Road, either on the footpath or on the highway, other than on designated days of collection.

Reason: In the interest of highway safety and to preserve the visual amenities of the area, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies B1, B4, R7, R8, T8 and T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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 Sites Team, Urban Design and Regeneration.

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

Yours faithfully



Anne Doherty Assistant Director - Planning on behalf of Rachel Stopard, Director of Culture & Environment

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