

Mr Simon Graham  
Tasou Associates  
4 Amwell Street  
London  
EC1R 1UQ

Application Ref: **2010/2564/P**  
Please ask for: **Elizabeth Beaumont**  
Telephone: 020 7974 **5809**

15 March 2011

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:

**Gordon House  
6 Lissenden Gardens  
London  
NW5 1LX**

Proposal:

Erection of an additional storey at roof level to create 5 self contained residential dwellings (Class C3) (2 x 1 bedroom flats, and 3 x 2 bedroom flats) along with the creation of associated roof terraces at second floor level, and layout alterations to existing office space (Class B1a) at first floor level.

Drawing Nos: Site location plan; EX/01; EX/02; EX/03; EX/04; EX/05; EX/06; PP/01A; PP/02A; PP/03A; PP/04A; PP/05A; PP/06A; Code for Sustainable Homes TA.LG.NW5; Sunlight and Daylight Report dated May 2010.

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 The details of the facing materials, handrails and detailed sections of all fenestration 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 policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details 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 N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Before the development commences, details of the proposed cycle storage area for 5 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; EX/01; EX/02; EX/03; EX/04; EX/05;

EX06; PP/01A; PP/02A; PP/02A; PP/03A; PP.04A; PP/05A; PP.06A; Code for Sustainable Homes TA.LG.NW5; Sunlight and Daylight Report dated May 2010.

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

- 6 The two north facing windows facing No 23 Glenhurst Avenue associated with the internal staircase of the roof extension hereby permitted shall be glazed using obscure glass and be non-openable. The windows shall be retained and maintained as such thereafter.

Reason: To safeguard the amenities of No 23 Glenhurst Avenue from overlooking in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006, policies CS1 and 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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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 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 Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)
- 5 You are advised that the appropriate standards for tree work are set out in BS 3998: 1989. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.

6 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ

7 Reasons for granting planning 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 SD6 (Amenity for Occupiers and Neighbours), SD9 (Resources and Energy), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas), E2 (Retention of Existing Business Uses), H1 (New Housing), H2 (Affordable Housing), H7 (Lifetime Homes), H8 (Mix of Units), N4 (Provision of Public Open Space), N5 (Biodiversity), T3 (Pedestrian and Cycling), T8 (Car-free housing and car capped housing) and T12 (Works Affecting Highways); 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), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); the London Borough of Camden Local Development Framework Core Strategy, with regard to policies DP2 (Making full use of Camden's capacity for housing), DP3 (Affordable housing); DP5 (Housing size mix), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment premises and sites); DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours).

8 Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposed extension to create a second storey is considered appropriate in terms of bulk, height, form and detailed design. It is considered the addition will preserve the character and appearance of the existing building and the wider conservation area. The extension will not harm neighbour amenity in terms of outlook, light, privacy or sense of enclosure.

**Disclaimer**

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