

Mr Colin Sears  
Project 5 Architecture LLP  
8 Waterson Street  
London  
E2 8HL

Application Ref: **2014/7436/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

4 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Flat 5  
Esther Randall Court  
2 Little Albany Street  
London  
NW1 4DY**

Proposal:

Conversion of 1 x 3 bed into 2 x 1 bed units for use as C2 (Residential institutions) units and alterations to building fenestration.

Drawing Nos: 6238-ERC-D100, 6238/ERC/E100, 6238-ERC-EF5, 6238-ERC-L1403C,  
6238/F5ERC/E102, 6238/F5ERC/E103, 6238/F5ERC/E105,  
6238/F5ERC/E106, 6238/F5ERC/P102 (16/12/2014),  
6238/F5ERC/P105, 6238-ERC-L1404A, 6238/F5ERC/E101, 6238/F5ERC/E104, Design  
and Access, and Lifetime Homes

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 6238-ERC-D100, 6238/ERC/E100, 6238-ERC-EF5, 6238-ERC-L1403C, 6238/F5ERC/E102, 6238/F5ERC/E103, 6238/F5ERC/E105, 6238/F5ERC/E106, 6238/F5ERC/P102 (16/12/2014), 6238/F5ERC/P105, 6238-ERC-L1404A, 238/F5ERC/E101, 6238/F5ERC/E104, Design and Access, and Lifetime Homes Statement.

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

- 4 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.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of 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.

- 5 Before the development commences, details of secure and covered cycle storage area for 2x cycles 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 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.

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 6941).

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment