

Malcolm Jux
BCA Architects
The Forge
Robin Hood Road
Knaphill
Surrey
GU21 2LS

Application Ref: **2003/3420/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 May 2005

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:
**Ingestre Works
Ingestre Road
London
NW5 1UH**

Proposal:

External alterations to the roof and elevations as amendments to a scheme approved on 21 January 2003 (Ref: PEX0100801) for the demolition of the existing warehouse building and the erection of a 4 storey building to provide 9 self-contained flats.

Drawing Nos: SO/0471/PL101A, 102A, 103A, 104A, 106A, 107A.

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 five 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 outstanding elevations and facing materials (including samples) to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include proposed glass canopy feature, aluminium frames, louvres, metal balcony, infill panells rendered finishes, reconstituted stone coping and cornice. (Note: The brick sample has been discharged by the Council).

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 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.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1; EN13; EN19; EN22; EN24. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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.

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

Yours faithfully

Environment Department
(Duly authorised by the Council to sign this document)