

PLANNING DECISION NOTICE

Inhouse Design Associates
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London
N4 2BT

**ISLINGTON**

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333

222 Upper Street
LONDON N1 1YA

Case Officer: Nathaniel Baker

T: 020 7527 2794

E: planning@islington.gov.uk

Issue Date: 13 October 2015

Application No: P2015/3726/PRA

(Please quote in all correspondence)

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

BOROUGH COUNCIL'S DECISION: Prior approval required - approved with Conditions

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / proposal referred to below, at the location indicated, subject to any condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	6, Blackstock Mews London N4 2BT,
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Application Type:	Prior Approval (Change to Residential)		
Date of Application:	01 September 2015	Application Received:	04 September 2015
Application Valid:	04 September 2015	Application Target:	29 October 2015

PROPOSAL:

Prior approval for change of use of the building from B1 (a) (Office) to class C3 (Dwelling Houses) creating two 3 bedroom residential units.

PLAN NOS:

1117/100, 1117/101A and Site Location Plan.

CONDITIONS:

- 1 **CONDITION:** Bicycle storage area(s), which shall be covered, secure and provide for no less than 6 bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to

promote sustainable modes of transport.

- 2 CONDITION: Dedicated refuse / recycling enclosure(s) shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

- 3 CONDITION: The applicant is reminded that notwithstanding this decision the development is not permitted by Class O.1 (c) of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 if the use of the building within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order is begun after 30th May 2016.

Reason: In accordance with the requirements of the order, Part O.1 (c).

- 4 CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:

- i) In the case of disabled persons;
- ii) In the case of units designated in this planning permission as "non car free"; or
- iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.

REASON: To promote sustainable transport in accordance with Key Principle 4 of the National Planning Policy Framework (2012)

Your attention is drawn to any **INFORMATIVES** that may be listed below

- 1 The developer is requested to notify the Local Planning Authority of the completion of the change of use in writing as soon as practicable after occupation. The written notification shall include: (1) the name of the developer, (2) the address of the development, and (3) the date of completion / occupation. An optional completion notice is available to download from the council's website www.islington.gov.uk
- 2 Building Regulations: It is recommended that you obtain technical advice regarding building control matters during the early stages of project design, and Islington Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Islington Building Control may best advise you regarding compliance with relevant building control regulations, please contact Andrew Marx on 020 7527 2045 or by email on andrew.marx@islington.gov.uk
- 3 In relation to the conditions attached to this decision regarding cycle and refuse provision/facilities the applicant is advised that, if in meeting this condition a structure is required which requires planning permission this permission will need to be sought from the local planning authority and shall not be deemed to be granted by this decision.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER