

Mrs Kate Matthews
Kate Matthews
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2015/7222/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Chalcot Square
London
NW1 8YA

Proposal: Conversion of 3 self-contained residential flats (1x3 bed and 2x1 bed) into 2 self-contained residential flats (1x3 bed and 1x1 bed) and associated internal and external alterations to the building, including rear rooflights and replacement fenestrations.

Drawing Nos: E001 Rev B; E009 Rev E; E010 Rev E; E011 Rev E; E012 Rev E; E013 Rev E; E014 Rev E; E030 Rev E; E031 Rev E; E040 Rev E; E041 Rev E; E042 Rev E; E300 Rev B; E301 Rev B; E302 Rev B; E303 Rev B; SK001 Rev P1; SK002 Rev P1; SK100 Rev P1; 009 Rev J; 010 Rev I; 011 Rev H; 012 Rev F; 013 Rev J; 014 Rev H; 030 Rev G; 031 Rev G; 040 Rev H; 041 Rev H; 042 Rev F; 300 Rev E; 301 Rev C; 302 Rev C; 303 Rev E; 401 Rev B; 402 Rev B; 403 Rev B; 404 Rev B; 405 Rev B; D009 Rev D; D010 Rev B; D011 Rev B; D012 Rev B; D013 Rev B; D014 Rev C; D030 Rev C; D031 Rev C; D040 Rev B; D041 Rev C; D042 Rev B; Proposed Schedule of Works & Repairs (dated March 2016); Proposed List Of Non-Original Building Fabric To Be Stripped Out (dated 12.02.16); Design & Access Statement (dated December 2015); Heritage Statement (dated December 2015); Structural Report (dated 4.12.15); Planning Statement (dated December 2015)



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 development hereby permitted shall be carried out in accordance with the following approved plans: E001 Rev B; E009 Rev E; E010 Rev E; E011 Rev E; E012 Rev E; E013 Rev E; E014 Rev E; E030 Rev E; E031 Rev E; E040 Rev E; E041 Rev E; E042 Rev E; E300 Rev B; E301 Rev B; E302 Rev B; E303 Rev B; SK001 Rev P1; SK002 Rev P1; SK100 Rev P1; 009 Rev J; 010 Rev I; 011 Rev H; 012 Rev F; 013 Rev J; 014 Rev H; 030 Rev G; 031 Rev G; 040 Rev H; 041 Rev H; 042 Rev F; 300 Rev E; 301 Rev C; 302 Rev C; 303 Rev E; 401 Rev B; 402 Rev B; 403 Rev B; 404 Rev B; 405 Rev B; D009 Rev D; D010 Rev B; D011 Rev B; D012 Rev B; D013 Rev B; D014 Rev C; D030 Rev C; D031 Rev C; D040 Rev B; D041 Rev C; D042 Rev B; Proposed Schedule of Works & Repairs (dated March 2016); Proposed List Of Non-Original Building Fabric To Be Stripped Out (dated 12.02.16); Design & Access Statement (dated December 2015); Heritage Statement (dated December 2015); Structural Report (dated 4.12.15); Planning Statement (dated December 2015).

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the first occupation of the lower ground floor flat hereby approved (labelled Flat B on the approved drawings), details of the privacy screen to the patio, shall be submitted to and agreed in writing with the Local Planning Authority and the development shall then accord with the approved details. The screen shall be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking between neighbouring premises in accordance with the requirements of policy 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 and in order to safeguard the special architectural and

historic interest of the host building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

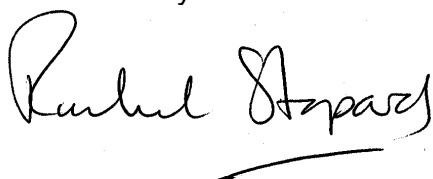
- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Rachel Stopard
Director of Culture & Environment