

Ms Orla O'Kane  
OOK Architects  
119 Farringdon Road  
London  
EC1R 3DA

Application Ref: **2015/3489/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

22 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

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

Proposal:

Erection of a two storey roof extension at roof level to create 4 self-contained residential dwellings (Class C3) (3 x 3 bedroom flats, and 1 x 4 bedroom flat).

Drawing Nos: DESIGN AND ACCESS STATEMENT, dated June 2015, Daylight and Sunlight Study - Gordon House, 6 Lissenden Gardens, London NW5 1LX, dated 23rd September 2015, 533-SL-001 P01, 533-PL-100 P01, 533-PL-101 P01, 533-SE-200 P01, 533-EL-300 P01, 533-EL-301 P01, 533-PL-110 P01, 533-PL-111 P01, 533-PL-112 P01, 533-SE-210 P01, 533-SE-211 P01, 533-EL-310 P01, 533-EL-311 P01, 533-EL-312 P01, 533-EL-313 P01.

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 [DESIGN AND ACCESS STATEMENT, dated June 2015, Daylight and Sunlight Study - Gordon House, 6 Lissenden Gardens, London NW5 1LX, dated 23rd September 2015, 533-SL-001 P01, 533-PL-100 P01, 533-PL-101 P01, 533-SE-200 P01, 533-EL-300 P01, 533-EL-301 P01, 533-PL-110 P01, 533-PL-111 P01, 533-PL-112 P01, 533-SE-210 P01, 533-SE-211 P01, 533-EL-310 P01, 533-EL-311 P01, 533-EL-312 P01, 533-EL-313 P01.]

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

- 4 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"

A replacement tree shall be provided should any relative tree die as a result.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Before the development commences, details of secure and covered cycle storage area for 8 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.

- 6 Before the development commences, details of the refuse store at ground floor level shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the premises, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities for cycle parking and refuse storage in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, policies DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

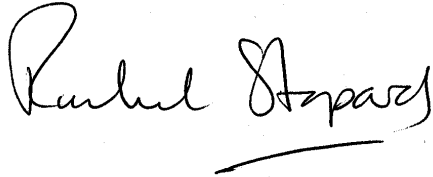
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 3 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, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities