

Mr Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
Camden  
NW1 7EA

Application Ref: **2016/3823/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

13 October 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**85 Jamestown Road**  
**London**  
**NW1 7DB**

Proposal:  
Change of use of ground floor unit from office (B1) to retail (A1)  
Drawing Nos: Design Statement (received 23/09/16); 348-100-E; 348-101-E Rev A (dated 06/09/16); 348-101-P Rev A (dated 06/09/16).

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: Design Statement (received 23/09/16); 348-100-E; 348-101-E Rev A (dated 06/09/16); 348-101-P Rev A (dated 06/09/16).

Reason:

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

Informative(s):

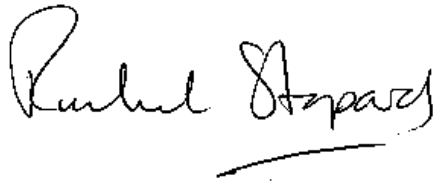
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 It should be noted that the hereby approved A1 use of the site would not allow for any primary cooking or the installation of ventilation / extraction equipment within the unit which would require separate planning consent.

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Executive Director Supporting Communities