

KR Planning
183 Seafeld Road
Bournemouth
BH6 5LJApplication Ref: **2016/5336/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 November 2016

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition P.2 of Schedule 2 Part 3 Class P of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**1A Highgate Road
London
NW5 1JY****Description of the proposed development:**

Change of use from warehouse (Class B8) to 13 self-contained residential units (Class C3).

Details approved by the local planning authority:

Drawing Nos: Cover letter from KR Planning dated 22 September 2016; email from Kieran Rafferty dated 13.6.16 regarding use evidence; plans- 070-P5, 071-P6, 056-P2; Air Quality Assessment report by Ardent Consulting Engineers ref Z180-08B dated September 2016; Transport Statement by Ardent Consulting Engineers ref Z180-06A dated September 2016; Flood Risk Statement by Ardent Consulting Engineers ref Z180-07A dated September 2016; Planning condition discharge report (BS8233:2014 (condition 2), BS6472:2008 (condition 4)), ref SA-4204-1 by Sound Advice Acoustics Ltd dated 10th November 2016 (relating to 13 unit scheme); Planning condition discharge report- approved document E+5dB (condition 3), ref SA-4204/PCD 2,4 by Sound Advice Acoustics Ltd dated 26th August 2016; Geo-environmental and Geotechnical Assessment Report ref P9602J896 by Jomas dated 25.8.16; 054-P2; Report on proposed drainage strategy ref 16745-RP-01 by Barrett Mahoney dated 22.8.16.

Reason for approval:

- 1 The change of use from warehouse (Class B8) to 13 residential units (Class C3) is permitted under Schedule 2, Part 3, Class P of the Town and Country Planning (General Permitted Development) Order 2015, subject to the following conditions:

Conditions and reasons:

- 2 The recommendations of the 2 acoustics reports hereby approved relating to noise and vibration insulation measures shall be all implemented in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To safeguard the amenities of the proposed occupants and adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The recommendations of the contamination report hereby approved shall be implemented in their entirety in accordance with the approved scheme prior to the first occupation of any of the new units.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 4 The recommendations of the drainage strategy report hereby approved shall be implemented in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To prevent sewage and surface water flooding, to ensure that sufficient capacity is made available to cope with the new development; and to safeguard existing below ground public utility infrastructure and controlled waters in

accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the details shown on the plans hereby approved, details of a secure and covered cycle storage area for 13 cycles in compliance with the Council's standards shall be submitted to and approved by the local planning authority prior to occupation of the development. 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.

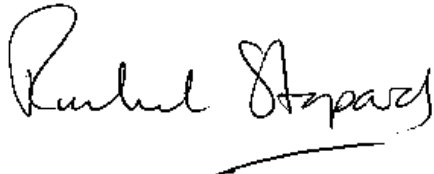
Informative(s):

- 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 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.
- 3 Thames Water advise the following regarding surface water drainage:
It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

- 4 Thames Water advise the following regarding water supply:
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 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. 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.
- 6 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.
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 8 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>.
- 9 You are advised that any external works of alterations or additions would require full planning permission.

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.