

Ms Lucia Seco-Bartolome
Sprunt Ltd
First Floor
20 Northdown Street
London
N1 9BG

Application Ref: **2016/4767/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
81 A Bayham Street
LONDON
NW1 0AG

Proposal: Details pursuant to Condition 13 (ventilation) of planning permission 2015/0023/P, dated 15/04/2016, for demolition of the existing mixed use building (restaurant and 2 bed flat) and erection of 4 storey building plus single storey roof level.

Drawing Nos: Mechanical, Electrical and Public Health Services Performance Specification - Contract Issue REV C and Residential Ventilation Strategy by QODA, Cleaning and Maintenance Report Rev1 dated November 2016, 12456-SPR-RES-15_05-5_2 dated 4/10/16, 12456-SPR-RES-30_15-5_3 dated 24/11/16, 12456-SPR-RES-30_02-5_3 dated 24/11/16, 20048-M-3-500 RevC, 20048-M-04-300 RevC, 20048-M-04-500 RevC, 20048-00-500 RevC, 20048-M-02-500 RevC, 20048-M-02-500 RevC and 20048-M-03-300 RevC.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reason for granting permission.

The details of the NO2 removal system, air inlet locations at roof level and the



cleaning and maintenance plan which outlines residential ventilation submitted pursuant to Condition 13 of planning permission 2015/0023/P are considered to be acceptable.

The Council's Sustainability Officer has looked at the additional details and plans and is satisfied that the condition can be discharged.

The full impact of the development has been assessed. The proposed details are considered acceptable and would not have a harmful impact on neighbouring amenity.

As such the proposal ensure the amenity of future occupants in accordance with the requirements of policy CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

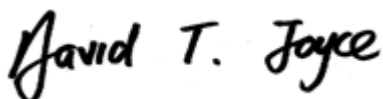
- 2 You are reminded that Condition 3 (drawings/sample of materials) of planning permission reference 2015/0023/P granted on 15th April 2016 is outstanding and requires details to be submitted and/or approved.

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



David Joyce
Executive Director Supporting Communities