

Mr Miguel Rosique
innes associates
6-8 Cole Street
London
SE1 4YH

Application Ref: **2017/0619/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
75 Bayham Street
LONDON
NW1 0AA

Proposal: Details of Approval in Principle (AIP) required by condition 7 of planning permission ref: 2015/6036/P dated 26/4/16 for the Conversion of B8 to B1, extension at rear at first floor level, extension of roof to create an additional floor space at second floor level to the rear of building and excavation of basement. Replacement of front doors and windows on the west elevation dated 26/04/2016.

Drawing Nos: Approval in Principle 01 dated 9th March 2017. Dwg. No suffix; 107RevT1, 0200, 02001, 0301, 0301EX, 0302, 1303, PD01 Principle Designer Report, 2631-200-5, 2631-201-7.

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

Informatives:

- 1 Reason for granting permission.

Prior to the commencement of the development, an 'approval in principle' (AIP) report for the proposed development must be secured and approved in writing by



the Council's Transport department and planning authority, due to the underpinning section to the new basement supporting the public footway and to some extent the carriageway.

Bayham Street is a two lane, one way road in the Borough of Camden. The length of road close to the site has permit parking along one side of the road and there is a single yellow line directly outside the site.

The applicant has paid the required assessment fee to the Council and following extensive negotiations, a revised AIP report with associated drawings has been submitted. The revised details provided are considered to be acceptable with these having been agreed by the Council's Structures & Bridges Section Engineers. The details provided are considered to be acceptable and sufficient to discharge the condition.

As such the details submitted would ensure the structural integrity of the public highway is maintained in accordance with the requirements of policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

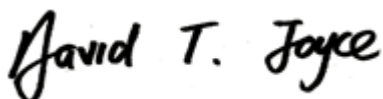
- 2 You are reminded that pre-commencement Condition 4 (Green Roof) of planning permission ref: 2015/6036/P dated 26/4/16 is required to be discharged.
- 3 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning