

Susanna Salmela (049604.pr.lbc.06)
Neale & Norden Ltd
34 Osnaburgh Street
London
NW1 3ND

Application Ref: **2006/0776/P**
Please ask for: **Thomas Smith**
Telephone: 020 7974 **5114**

16 May 2006

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
159, 161, 163 and 165 Camden High Street
London
NW1 7JY

Proposal:

Demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3) with associated Conservation Area Consent application (Ref. 2005/0777/C).

Drawing Nos: Location Plan; P02; P03; P04; P05; P06; P07; P08; P09A; P10A; P20A; P21A; P22A; P23A; P24A; P25A; P26A; P27A; P28A; P29A; P30A

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 details of the windows, shopfront, residential entrance, refuse store entrance and cycle store entrance (to include elevations and typical sections at a scale of 1:10) to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies B1 and B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 3 Samples of all external materials shall be submitted to and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies B1 and B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 4 Before the use commences, details of the method of storage and waste removal (including recycled materials) shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies RE2 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 5 Prior to the commencement of the development hereby permitted a scheme for renewable energy provision (including plans and particulars) shall be submitted to and approved in writing by the Local Planning Authority. The first unit shall not be occupied until the scheme is fully installed in accordance with the approved details and the system shall be fully utilised and maintained thereafter.

Reason: To ensure the development meets renewable energy and sustainability objectives in compliance with policy EN12 of the London Borough of Camden Unitary Development Plan 2000 and to policy SD9 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 6 Before the occupation of the first residential unit, details of the secure cycle storage

areas shall be submitted to and approved by the Council and the cycle storage area shall be provided and retained as such thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000 and policies T3 and T12 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 7 Prior to the commencement of development, the developer must enter into a contract with Transport for London (Directorate of Road Network Development) to make good and enlarge the area of footway directly in front on the application site on Camden High Street.

Reason: To safeguard the amenities of the premises and the area generally and in the interests of pedestrian safety in accordance with the requirements of policy TR21 of the London Borough of Camden Unitary Development Plan 2000 and policy T3 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 8 Details of safety measures to improve security on Underhill Passage (to include lighting) shall be submitted to and approved by the Council and the approved measures shall be installed before the occupation of the first residential unit.

Reason: In the interests of community safety and in accordance with the requirements of policy EN20 of the London Borough of Camden Unitary Development Plan 2000 and policy T3 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 9 Details of measures to improve biodiversity on the site shall be submitted to and approved by the Council and the approved measures shall be provided before the occupation of the first residential unit.

Reason: To ensure the development meets biodiversity and sustainability objectives in compliance with policy EN15 of the London Borough of Camden Unitary Development Plan 2000 and to policy Nnew of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 10 The louvers shown on the side elevation shall shall fixed shut at the time of installation and retained as such thereafter.

Reason: To safeguard the privacy of adjoining occupiers and in accordance with policies RE2, EN19 and DS5 of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 11 The side windows on the Underhill Passage elevation to flat numbers 4, 8 and 12 shall be installed in obscure glazing and retained as such thereafter.

Reason: To safeguard the privacy of adjoining occupiers and in accordance with policies RE2, EN19 and DS5 of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Informative(s):

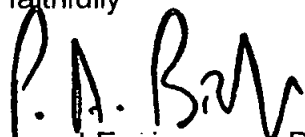
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1992. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020-7278 4444 or email env.devcon@camden.gov.uk).
- 4 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 Council's Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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 Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 7 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, RE6, EN1, EN13, EN14, EN15, EN19, EN20, EN28, EN31, EN32, EN53, TR11, TR16, TR17, TR18, TR19, TR20, TR21, TR22, HG8, HG11, HG12, HG13, HG14, HG16, EC3, SH3, SH4, SH7, DS5 and DS10 and policies SD2, SD6, SD9, H1, H2, H7, H8, B1, B7, N4, E2, R1, R7, R8, Nnew,

T3, T7, T8, T9 and T12 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)