

Georgia Barrett  
RPS CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2016/4752/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

13 October 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:  
**180 Kentish Town Road**  
**London**  
**NW5 2AE**

Proposal: Variation of condition 5 (approved plans) of planning permission 2006/3605/P dated 18/10/2006 (Construction of a three-storey side/rear extension and a mansard-style extension to the roof, and alterations to the elevations to convert 2 x existing residential flats ancillary to public house to self-contained flats and create 5 x additional self-contained flats (Class C3), namely to allow an increased height of the three-storey side/rear extension and smaller window openings.

Drawing Nos: Superseded: Site Location Plan P01; Drawing No. 2K5254 01; 2K5254 02; 2K5254 03; 2K5254 04; 2K5254 05; 2K5254 06; 2K5254 07; 2K5254 08 Rev A; 2K5254 09; 02 Element Details Sheets.

Revised: Site Plan August 2016; C2.1242.GAD.003\_Rev B; C2.1242.GAD.004\_Rev B; C2.1242.GAD.005\_Rev B; C2.1242.GAD.006\_Rev C; C2.1242.GAD.008\_Rev A; C2.1242.GAD.009\_Rev B; C2.1242.GAD.010; C2.1242.GAD.011\_Rev B; C2.1242.GAD.012\_Rev E; C2.1242.GAD.013.



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 the original planning permission ref 2006/3605/P dated 18/10/2006.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The new windows to the south and west elevations shall be timber sliding slash windows set in reveals to match the existing windows, and the details of the windows shall not be otherwise than (as approved under application 2016/3474/P dated 23/09/2017). The building shall not be used until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The proposed extended chimneys as shown on approved drawing no. 08A shall be built in accordance with the approved drawings prior to the first occupation of the new residential units, and retained permanently thereafter.

Reason: To ensure the visual integrity of the building is preserved in accordance with the provisions of policy B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, SD1, SD2, SD3, SD6, SD9, H1, H8, R8, B1, B3, B7, N4, T3, T8 and T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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).

- 3 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 Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.
- 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 Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 5 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 0207 974 6914 or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling).
- 6 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 Street Environment Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)
- 7 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.

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