

Application ref: 2018/0798/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 2 May 2018

Development Management
Regeneration and Planning
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Mr Amit Natha
113 Shaftesbury Avenue
Harrow
HA3 0RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1F, 2F and 3F
206 Kilburn High Road
London
NW6 4JH

Proposal: Details of conditions 3 (Cycle storage), 4 (Acoustic report) and 6 (External lighting) of 2014/5496/P dated 19/08/2015 for: Change of Use of 1st, 2nd and 3rd floor office/storage rooms ancillary to the A1 unit on ground floor to 1no. x 2 bedroom flat and 2no. x 1 bedroom Flats (Class C3).

Drawing Nos: 1085-BA-126 RA; Bike Dock Solutions two-tier rack no date; Environmental noise assessment commission by NMS Acoustics no date; and Exterior sensor lighting no date.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting approval of details:

Condition 3 requires details of secure and covered cycle storage for two cycles. Vertical wall racks were initially proposed which are not compliant with Camden's guidance. Consequently, the proposals were revised to include a two tier rack. The cycle parking would be located at ground floor within the step-free, secure

communal entrance, which would be fully compliant with CPG 7. The proposals meet the requirements of Policy DP17 and are considered acceptable.

Condition 4 requires full details of proposed noise mitigation measures to demonstrate that indoor noise levels will be below British Standard 8233:2014. The details contained within the Acoustic Report prepared by NMS Acoustic demonstrate that the internal noise levels are likely to comply with the criteria in BS8233:2014. Thus, the details submitted are sufficient to discharge condition 4.

Condition 6 requires details of security measures including external lighting and lighting to entrance areas. The details demonstrate that the lighting would be integrated into the materials, and would be discreet and limited in spill. They are acceptable.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP6, DP17 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

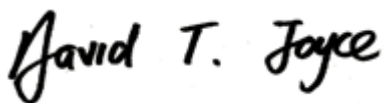
- 2 You are reminded that condition 5 (Lifetime Holmes Standard) of planning permission 2014/5496/P granted on 19.08.2015 is still outstanding and requires details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning