

Mrs Marta Brezezinska
Sprunt Ltd
180 The Quadrangle
Wardour Street
London
W1F 8FY

Application Ref: **2013/1814/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

29 October 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

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

Address:
Twyman House
31-39 Camden Road
London
NW1 9LRT

Proposal:

Variation of condition 16 (Lifetime Homes, wheelchair unit and accessibility) of planning permission granted on 22/09/11 (Ref: 2011/2072/P for the redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House), namely to vary the wording of the condition from providing 7x wheel chair accessible units to provision of 5x wheelchair accessible designed and fitted out to the Camden wheelchair housing design brief 2010 and 2x easily adaptable wheelchair accessible units.

Drawing Nos: Application Form



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 16 of planning permission reference 2011/2072/P granted on 22/09/11 is hereby varied to the following wording being imposed:

VARIED CONDITION 16

The lifetime homes features and facilities, 5x wheelchair accessible units designed and fitted out to the Camden wheelchair housing design brief 2010 and 2x easily adaptable wheelchair accessible units and all passenger lifts as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the original planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

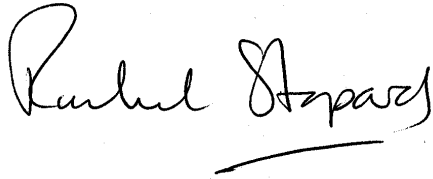
- 2 Reasons for granting permission.

The proposed variation of condition 16, would not materially deviate from the reasons stated for granting the parent permission as set out in the original planning permission (ref 2011/2072/P) granted on 22/09/11. More particularly the reworded condition would still ensure that satisfactory accessibility measures are implemented on site.

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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.