

Application ref: 2018/4983/P
Contact: Kate Henry
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Date: 11 December 2018

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Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition O.2 of Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:
Outbuilding to rear of 35A Broadhurst Gardens
London
NW6 3QT

Description of the proposed development:
Change of use from light industrial (Class B1c) to residential (Class C3) comprising 1x studio flat

Details approved by the local planning authority:
Drawing Nos: 007.001.E Rev 00; 007.150.E Rev 00; 007.130.E Rev 00; Proposed Floor Plan; Transport Statement dated October 2018; Remediation Strategy and Verification Plan dated 18/09/2018; Drainage and Water Usage report dated September 2018; Desk Study Contamination Report dated 20/04/2018; Asbestos Report dated 05/09/2018.

Reason for approval:

- 1 Details of secure and covered cycle storage for 1 cycle shall be submitted to and approved by the local planning authority prior to the first occupation of the unit. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the unit and permanently retained thereafter.

Reason: To support a pattern of development which facilitates the use of sustainable modes of transport in accordance with the provisions of the NPPF (2018) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

- 2 Prior to the first occupation of the development, full details to demonstrate:

- a) the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and
- b) the proposed internal measures to ensure the development has been designed to cope with potential flooding;

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation/use of the development.

Reason: To ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure and to ensure the development has been designed to cope with potential flooding in accordance with the provisions of the NPPF (2018) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

- 3 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with the provisions of the NPPF (2018) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

Informative(s):

- 1 Reason for granting permission-

The change of use from light industrial use (Class B1c) to residential use (Class C3) to provide 1x studio flat is permitted under Schedule 2 Part 3 Class PA of The Town and Country Planning (General Permitted Development)

(England) (Amendment) Order 2016.

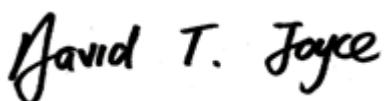
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

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 survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.