

Mark Prizeman
13 Stockwell Park Road
London
SW9 0AP

Application Ref: **2013/0048/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 May 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

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
2 Malden Road
London
NW5 3HR

Proposal:

Change of use of ground level shop (Class A1) and associated basement storage and staff room to 2 Studio self-contained flats, (Class C3), including alterations to both front elevations to include new windows and a door plus new lightwell with railings on the Malden Road frontage and enlarged lightwell with railings on the Prince of Wales Road frontage.

Drawing Nos: PAU 1A - Existing Basement Plan; PAU 2E - Proposed Basement Plan; PAU 3B - Existing Ground Floor Plan; PAU 4C - Proposed Ground Floor Plan; PAU 5A - Existing Street Elevations; PAU 6A - Proposed Street Elevations; PAU 7A - Existing Section A-A; PAU 8B - Proposed Section A-A; Design and Access Statement dated 01/03/2010; Lifetimes Homes.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [PAU 1A - Existing Basement Plan; PAU 2E - Proposed Basement Plan; PAU 3B - Existing Ground Floor Plan; PAU 4C - Proposed Ground Floor Plan; PAU 5A - Existing Street Elevations; PAU 6A - Proposed Street Elevations; PAU 7A - Existing Section A-A; PAU 8B - Proposed Section A-A; Design and Access Statement dated 01/03/2010; Lifetime Homes]

Reason: For the avoidance of doubt and in the interest of proper planning.

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 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth; CS5 - Managing the impact of growth and development; CS6 - Providing quality homes; CS11 - Pedestrians and cycling; CS14 - Promoting high quality places and conserving heritage / conservation areas and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - Protection of housing; DP5 - Homes of different sizes; DP6 - Lifetimes homes and wheelchair housing; DP17 - Walking, cycling and public transport; DP18 - Parking standards and limiting the availability of car parking; DP19 - Impact of parking; DP24 - Securing high quality design; DP26 - Managing the impact of development on occupiers and neighbours; DP30 - Protection of shopping frontages and local shops. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

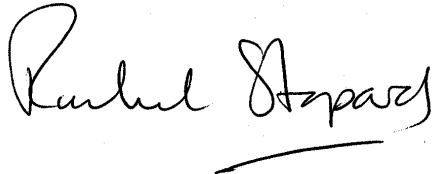
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 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.

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