

Application ref: 2020/0087/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 1 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Joe Henry Planning LTD
163 Church Hill Road
London
EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

GPDO Prior Approval Class M change of use of A1/A2 to C3 Granted Subject to a Section 106 Legal Agreement

Address:

**74 Fortune Green Road
London
NW6 1DS**

Proposal:

Change of use of part of the rear ground floor retail unit (Class A1) to residential (Class C3) comprising of 1 x studio flat.

Drawing Nos: M-100 dated 02/03/2020; DWD.01; Planning Statement commissioned by Henry Planning Consultancy & Development; email correspondence from Zach Forest of DutchandDutch; email correspondence from Jon Hughes at Dexter and Environmental Site Assessment report commission by ENVIRO Solution dated 17th January 2020.

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

Condition(s) and Reason(s):

- 1 Prior to commencement of the works details of secure and covered cycle storage area for 1 x cycle shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 In the event significant contamination is found at any time when carrying out the approved development it should be reported immediately to the Local Planning Authority (LPA), the preliminary risk assessment revised and submitted to the LPA for approval before the development continues.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer