

Application ref: 2020/3827/P
Associated ref: 2017/2308/P
Contact: Jenna Litherland
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Date: 21 October 2020

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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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Business and Planning Act 2020

Additional environmental approval Granted

Address:

Flat 1
90 Bartholomew Road
LONDON
NW5 2AS

Proposal:

Additional Environmental Approval to extend planning permission ref: 2017/2308/P dated 12/06/2017 until 01/05/2021, under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020).

Drawing Nos: Cover letter dated 20 August 2020

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 1st May 2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended) and the requirements of Additional Environmental Approval in accordance with Section 93B of the Business and Planning Act 2020.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, as per planning permission ref: 2017/2308/P dated 12/06/2017:
Site location plan; Block plan; E(010,030,031RevA, 03, 040); 010; 030; 031RevA; 032; 041; Design and Access Statement dated April 2017; Planning Statement.

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

- 3 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.

Informative(s):

- 1 It is a requirement of Section 93B (2) of the Business and Planning Act 2020 that the development to which the permission relates must be begun not later than 1st May 2021.

- 2 Reasons for granting approval:

The planning permission ref: 2017/2308/P dated 12 June 2017 expired on 12 June 2020 which is within the relevant time period starting on 23 March 2020 and ending on 19 August 2020 (the date when the relevant parts of the Business and Planning Act 2020 took effect). Thus the permission can now be extended in accordance with these regulations.

The original application ref: 2017/2308/P did not include either an Environmental Impact Assessment (EIA) nor a Habitats Regulation Assessment (HRA) at the time of determination. Furthermore, were the application resubmitted now for determination, the Local Planning Authority would not require either an EIA nor a HRA for this type of development.

Circumstances have not changed since the granting of this planning permission in 2017, therefore this application to extend implementation of permission ref: 2017/2308/P until 1st May 2021, under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020), should be approved.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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
Director of Economy, Regeneration and Investment