

Mr Kieran Rafferty
KR Planning Ltd
27 York Place
Bournemouth
DORSET
UK
BH7 6JN

Application Ref: **2009/3026/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

13 October 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
66A Chalk Farm Road
London
NW1 8AN

Proposal:
Change of use of tyre retail/fitting shop (sui generis use) to shop (A1 use), re-provision of recording studio at basement level and provision of 2 residential flats (2x2bed) at ground and basement floor levels.

Drawing Nos: 9320-A(SO)P90; P100; P110; P120; P300; P301; P400; P401; P402; 9320-A(GA)P001; P090; P100 Rev A; P110; P300; P301; P302; P400; P401; P402; Daylight and Sunlight Study (19th September 2009).

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 policies B1 (General Design Principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Before any occupation of the B1 recording studio hereby approved commences sound insulation shall be provided in accordance with a scheme to be approved in writing by the local planning authority which complies with PPG24 and Appendix 1 of the Camden Replacement UDP 2006. The B1 recording studio shall not thereafter be occupied other than in accordance with the approved sound insulation scheme.

Reason to safeguard the amenities of premises in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours), SD7B (noise and vibration pollution) and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining residential premises in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise and vibration pollution) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The B1 (Recording Studio) use hereby permitted shall not be carried out outside the following times 07:00 hours and 23:00 hours Mondays to Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours) and SD7B (Noise and vibration pollution) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

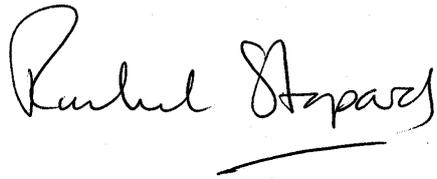
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies: SD1 Quality of life; SD2 Planning obligations; SD4 Density of development; SD6 Amenity for occupiers and neighbours; SD7 Light,

noise and vibration pollution; B1 General design principles; B3 Alterations and extensions; B4 Shopfronts, advertisements and signs; H1 New housing; H7 Lifetime homes and wheelchair housing; H8 Mix of units; T1 Sustainable transport; T3 Pedestrians and Cycling; T8 Car free housing and car capped housing; T9 Impact of Parking; T12 Works affecting the highway; N4 Providing public open space; N5 Biodiversity. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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 2363).
- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 4 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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 Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 7 You are advised that this consent solely relates to the approval at ground and basement floor levels. No alterations or extensions to the first and second floor levels at the rear of the site been assessed as part of this planning permission.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

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.