

Application ref: 2021/1155/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 10 December 2021

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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

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:

**106 Hampstead Road
London
NW1 2LS**

Description of the proposed development:

Erection of two additional storeys to provide 2 x 1 bedroom residential units above a mixed use building

Details approved by the local planning authority:

Drawing Nos: 001, 005, 020, 021, 022, 023, 024, 030, 050, 051, 052, 053, 054, 010, 090 Rev P2, 100 Rev P2, 101 Rev P2, 102 Rev P2, 103 Rev P2, 104 Rev P2, 201 Rev P2, 202 Rev P2, 300 Rev P2, 301 Rev P2, 302 Rev P2, 303 Rev P2, 305 Rev P2, Design Statement Feb 2020 Rev 2, Environmental Noise Survey and Acoustic Design Statement Report 25086/ADS1, Transport Statement March 2021, Flood Risk Assessment, Savills Supporting Statement 10/03/21, Contamination Assessment, Daylight and Sunlight Assessment.

Conditions:

Informative(s):

- 1 It is a requirement of Condition AA.2(3) that the development, hereby approved, shall be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of Condition AA.2(4) that before commencement of the development, hereby approved, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.
- 3 It is a requirement of Condition AA.2(5) that the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. This notification must be in writing and must include- (a)the name of the developer; (b)the address or location of the development; and (c)the date of completion.
- 4 It is a requirement of Condition AA.2(7) that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
- 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 paragraph 38 of the National Planning Policy Framework 2021.

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

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

Yours faithfully



Daniel Pope

Chief Planning Officer

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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.