

Application ref: 2021/0473/P
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Date: 22 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

Urbanist Architecture Ltd.
2 Little Thames Walk
London
SE8 3FB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**66 Queen's Crescent
London
NW5 4EE**

Proposal:

Alterations to shopfront and change of use of part of ground floor from retail (Class E) to residential (Class C3) to create ancillary residential space for upper floor flats; erection of 1st and 2nd floor rear extensions with roof terrace at 2nd floor level and new window and door openings; and erection of a mansard roof extension with front and rear dormers to facilitate the creation of two residential units at first floor and second/third floor level.

Drawing Nos: 092-NW54EE-URB-ZZ-XX-DR-A-0011, 092-NW54EE-URB-ZZ-XX-DR-A-0012, 092-NW54EE-URB-ZZ-00-DR-A-002101, 092-NW54EE-URB-ZZ-01-DR-A-002102, 092-NW54EE-URB-ZZ-02-DR-A-002103, 092-NW54EE-URB-ZZ-04-DR-A-002104, 092-NW54EE-URB-ZZ-E1-DR-A-002201, 092-NW54EE-URB-ZZ-E2-DR-A-002202, 092-NW54EE-URB-ZZ-SB-DR-A-002301, 092-NW54EE-URB-ZZ-SB-DR-A-002302, 092-NW54EE-URB-ZZ-XX-DR-A-1011 C, 092-NW54EE-URB-ZZ-00-DR-A-102101 C, 092-NW54EE-URB-ZZ-01-DR-A-102102 C, 092-NW54EE-URB-ZZ-02-DR-A-102103 C, 092-NW54EE-URB-ZZ-04-DR-A-102104 C, 092-NW54EE-URB-ZZ-04-DR-A-102105 C, 092-NW54EE-URB-ZZ-E1-DR-A-102201 C, 092-NW54EE-URB-ZZ-E2-DR-A-102202 C, 092-NW54EE-URB-ZZ-SA-DR-A-102301 C, 092-NW54EE-URB-ZZ-SB-DR-A-102302 C, 092-NW54EE-URB-ZZ-SC-DR-A-102303 C, 092-NW54EE-URB-ZZ-SD-DR-A-102304 C

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 092-NW54EE-URB-ZZ-XX-DR-A-0011, 092-NW54EE-URB-ZZ-XX-DR-A-0012, 092-NW54EE-URB-ZZ-00-DR-A-002101, 092-NW54EE-URB-ZZ-01-DR-A-002102, 092-NW54EE-URB-ZZ-02-DR-A-002103, 092-NW54EE-URB-ZZ-04-DR-A-002104, 092-NW54EE-URB-ZZ-E1-DR-A-002201, 092-NW54EE-URB-ZZ-E2-DR-A-002202, 092-NW54EE-URB-ZZ-SB-DR-A-002301, 092-NW54EE-URB-ZZ-SB-DR-A-002302, 092-NW54EE-URB-ZZ-XX-DR-A-1011 C, 092-NW54EE-URB-ZZ-00-DR-A-102101 C, 092-NW54EE-URB-ZZ-01-DR-A-102102 C, 092-NW54EE-URB-ZZ-02-DR-A-102103 C, 092-NW54EE-URB-ZZ-04-DR-A-102104 C, 092-NW54EE-URB-ZZ-04-DR-A-102105 C, 092-NW54EE-URB-ZZ-E1-DR-A-102201 C, 092-NW54EE-URB-ZZ-E2-DR-A-102202 C, 092-NW54EE-URB-ZZ-SA-DR-A-102301 C, 092-NW54EE-URB-ZZ-SB-DR-A-102302 C, 092-NW54EE-URB-ZZ-SC-DR-A-102303 C, 092-NW54EE-URB-ZZ-SD-DR-A-102304 C

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer