

Application ref: 2022/5408/P
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Date: 16 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Architecture For London
3-5 Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

- **sDECISION**

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15 York Way
London
N7 9QG**

Proposal:

Change of use of ground floor commercial unit from hot food takeaway (sui generis) to residential use (Class C3), reconfiguring an existing first floor two bedroom flat and combining with the ground floor to create a 3 bedroom maisonette over the ground and first floors, demolition of existing rear extension and erection of replacement single-storey rear extension and rear garden.

Drawing Nos: Demolition Plan Basement, dated 18/11/22; Demolition Ground Floor Plan, dated 18/11/22; Demolition First Floor Plan, dated 18/11/22; Demolition North and East Elevations, dated 18/11/22; Site Location & Block Plan, dated 18/11/22; Existing Basement Plan, dated 18/11/22; Existing Ground Floor Plan, dated 18/11/22; Existing First Floor Plan, dated 18/11/22; Existing North and East Elevations, dated 18/11/22; Existing South and West Elevations, dated 18/11/22; Existing Sections, dated 18/11/22; Demolition South and West Elevations, dated 18/11/22; Demolition Sections, dated 18/11/22; Proposed Basement Plan, dated 09/11/22; Proposed Ground Floor Plan, rev A, dated 27/01/2023; Proposed First Floor Plan, dated 18/11/22; Proposed North and East Elevations, dated 30/01/23; Proposed South and West Elevations, dated 18/11/22; Proposed Sections, rev A, dated 27/01/22; Design and Access Statement, dated November 2022; all documents prepared by Architecture for London

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Demolition Plan Basement, dated 18/11/22; Demolition Ground Floor Plan, dated 18/11/22; Demolition First Floor Plan, dated 18/11/22; Demolition North and East Elevations, dated 18/11/22; Site Location & Block Plan, dated 18/11/22; Existing Basement Plan, dated 18/11/22; Existing Ground Floor Plan, dated 18/11/22; Existing First Floor Plan, dated 18/11/22; Existing North and East Elevations, dated 18/11/22; Existing South and West Elevations, dated 18/11/22; Existing Sections, dated 18/11/22; Demolition South and West Elevations, dated 18/11/22; Demolition Sections, dated 18/11/22; Proposed Basement Plan, dated 09/11/22; Proposed Ground Floor Plan, rev A, dated 27/01/2023; Proposed First Floor Plan, dated 18/11/22; Proposed North and East Elevations, dated 30/01/23; Proposed South and West Elevations, dated 18/11/22; Proposed Sections, rev A, dated 27/01/22; Design and Access Statement, dated November 2022; all documents prepared by Architecture for London

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the relevant works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the rear extension hereby approved shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the ground floor as residential use, the existing ducting units located on the building's rear elevation, and northern side elevation within the side passage, shall be removed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer