

Suggested Conditions (should appeal be allowed)

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: 168_0000; 168_0001; 168_0002; 168_0100; 168_0101; 168_0200; 168_1000; 168_1001; 168_1002; 168_1100; 168_1101, 168_1200 and Heritage, Design & Access Statement from Trevor Brown Architects (TBA) dated April 2022.

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 buildings, 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 and policies H1, DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.