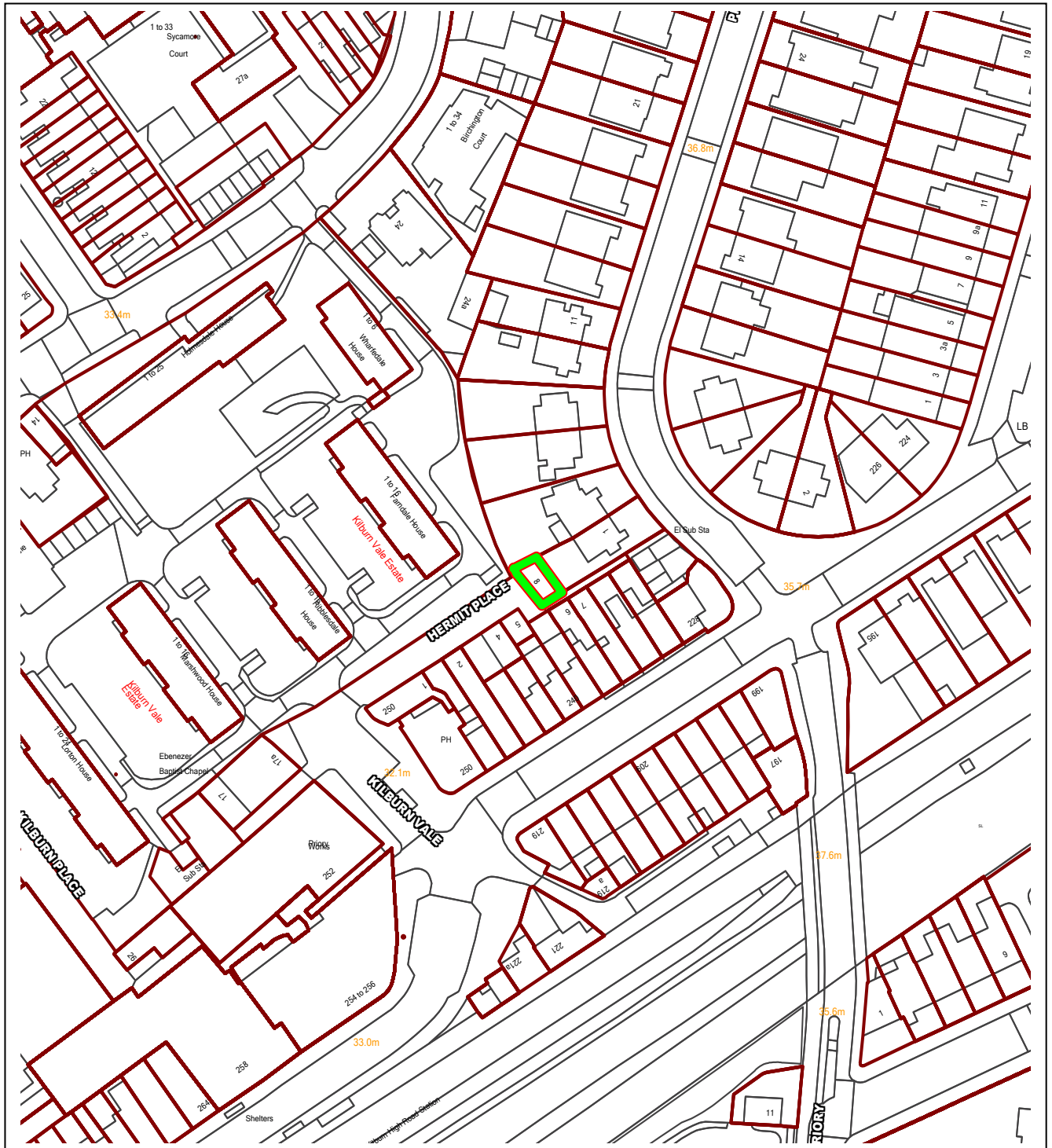


2022/1044/P - 5 Hermit Place, NW6 4BZ



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1. Aerial view of the application site (red dot) and neighbouring buildings.



2. View of the application site from Hermit Place



3. View of the application site from further down on Hermit Place.



4. Rear of 238 Belsize Road.



5. Passage between the application site (left) and 6&7 Hermit Place (right).

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/05/2022
		N/A	Consultation Expiry Date:	29/05/2022
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2022/1044/P	
Application Address			Drawing Numbers	
5 Hermit Place London Camden NW6 4BZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of part one/part two storey dwelling following demolition of existing garage. (re-submission of 2015/2171/P dated 19/06/2017, omitting the basement).				
Recommendation (s):		Grant conditional planning permission subject to s106 legal agreement		
Application Type:		Full Planning Application		

Conditions or Reasons for Refusal:	See Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	3	No. of objections	3
Summary of consultation responses:	Site notices have been posted on 04/05/2022 and expired on 28/05/2022. Press notices have been published on 05/05/2022 and expired on 29/05/2022.					
	The neighbouring occupiers at nos. 1, 1a and 3 Priory Road, have objected to the proposed scheme on the following grounds: <div><div></div><div>1. Loss of outlook due to increase in height</div><div>2. Loss of light to the rear garden space</div><div>3. Loss of light to no. 1 and 1a Priory Road</div><div>4. Increase in width of the two-storey element – in further reduction of light</div><div>5. Loss of privacy from the side window</div><div>6. Not in keeping with the character of the conservation area</div><div>7. Impact on the conservation area</div><div>8. If existing wall will be removed should be rebuilt in the same brick</div><div>9. Impact on existing trees</div><div>10. Impact on existing wildlife pond from construction works</div><div>11. Removal of vegetation off the existing garage rear wall – impact on visual amenity</div><div>12. Cats buried against the wall</div><div>13. Development will reduce the value of neighbouring house</div></div>					
	Officer response: <div><div></div><div>1. The proposed development would increase the height of the existing garage by 1.1m maximum height, which is considered modest in this context. See paras. 8.3 – 8.5.</div><div>2. As there is an existing structure in this location, the additional 1.1m in height would not result in significant overshadowing of the rear garden.</div><div>3. The proposed dwelling sits at a distance of 8.5m from 1 Priory Road and 12.2m from 1a Priory Road. Given there is a structure on site, the additional 1.1m in height would not result in a significant loss of light to neighbouring buildings. See paras. 8.1-8.7.</div><div>4. Whilst the width of the two storey element has increased by 0.56m from the previously approved scheme under ref 2015/2171/P dated 19/06/2017, the height of this has been lowered by 0.45m. See paras 2.1, 2.2 and 8.1-8.7</div><div>5. The proposed window to the south-east elevation is serving a staircase. A condition would be attached to secure this as obscure glazed. See para 8.7.</div><div>6. The proposed building would be an improvement on the current situation and would respond to the context and character of Hermit Place. See paras 6.2-6.7</div><div>7. Same as point 6.</div><div>8. The existing rear and side walls of the garage would be retained. See section 1.2 and demolition plans.</div></div>					

	<p>9. <i>An arboricultural method statement has been submitted. This demonstrates no adverse impact on trees. See para 9.2-9.4</i></p> <p>10. <i>As the proposal involves retention of existing side wall of the garage, it is likely that disturbance to the vegetation and wildlife in the adjacent garden would be minimal. See paras 9.2-9.4</i></p> <p>11. <i>Same as 10 above.</i></p> <p>12. & 13. <i>These are not material planning considerations.</i></p>
<p>CAAC/Local groups* comments:</p>	<p>No responses received.</p>

Site Description

The application site comprises a single storey garage, with large roller shutter at the north eastern end of Hermit Place. The south side of Hermit Place is formed by a row of mainly two storey mews style properties in both residential and commercial use to the rear of buildings along Belsize Road. On the north side is the Kilburn Vale estate. To the north east is Priory Road, with the rear of the application site facing the rear of no. 1 Priory Road.

Relevant History

8702943 - Change of use of ground floor from garage for car repairs and spraying to an office and garage on the ground floor including the erection of two additional storeys to form a self-contained two bedroomed maisonette. **Refused 10/12/1987**

8803671 - Change of use of ground floor from garage for car repairs to office and garage plus the erection of one additional storey to form a one-bedroom self-contained flat. **Refused 19/05/1988**

9101376 - Addition of one storey to existing single storey building for B1 use. **Refused 02/07/1992**

9260037 - Demolition (within a Conservation Area) of a flat roof and front elevation of an existing single storey building in connection with the erection of an additional storey and the use of the building as offices. **Refused 02/07/1992**

2015/2171/P - Erection of part one/part two storey plus basement dwelling following demolition of garage. – **Granted subject to s106 legal agreement 19/06/2017**

Relevant policies

National Planning Policy Framework (2022) The London Plan (2021)

Camden Local Plan (2017)

Policy G1 – Delivery and location of growth
Policy H1 – Maximising housing supply
Policy H6 – Housing choice and mix
Policy H7 – Large and small homes
Policy A1 – Managing the impact of development
Policy A2 – Open Space
Policy A3 - Biodiversity
Policy D1 – Design
Policy D2 - Heritage
Policy DM1 – Delivery and monitoring
Policy CC1- Climate change mitigation
Policy CC2 – Adapting to climate change
Policy CC3 – Water and flooding
Policy T1 – Prioritising walking, cycling and public transport
Policy T2 – Parking and car-free development

Camden Supplementary Planning Guidance (2021)

CGP - Design
CPG – Home Improvements
CPG - Amenity
CPG – Energy efficiency and adaptation

Assessment

1. Proposal

- 1.1 Consent is sought for the erection of a part one, part two storey, dwelling following partial demolition of the existing single storey garage. The proposed dwelling would be part one storey (3.3m high) and part two storey (5.3m high) with a mono-pitched roof at the rear of the two-storey element. This would provide 1x bedroom over two floors, and have a modern design finished in brick with large glazed openings at the front.
- 1.2 The existing garage is approximately 4.1m high (when measured from street level) and 10m wide with a footprint of approximately 50sqm. The existing side and rear walls of the garage would be retained and underpinned and only the front and roof of the garage would be demolished.

2. Background

- 2.1 Planning permission has been granted under application ref 2015/2171/P dated 19/06/2017, for a similar proposal including a basement level of approximately 50sqm. The current proposal removes the basement and lightwell and includes minor alterations to the scale design and appearance of the new structure.
- 2.2 There are minor differences in terms of the proposed volume when compared with the previous submission:
- The width of the two-storey element is larger by 0.56m.
 - The height of the two-storey element to the rear is lower by 0.45m.

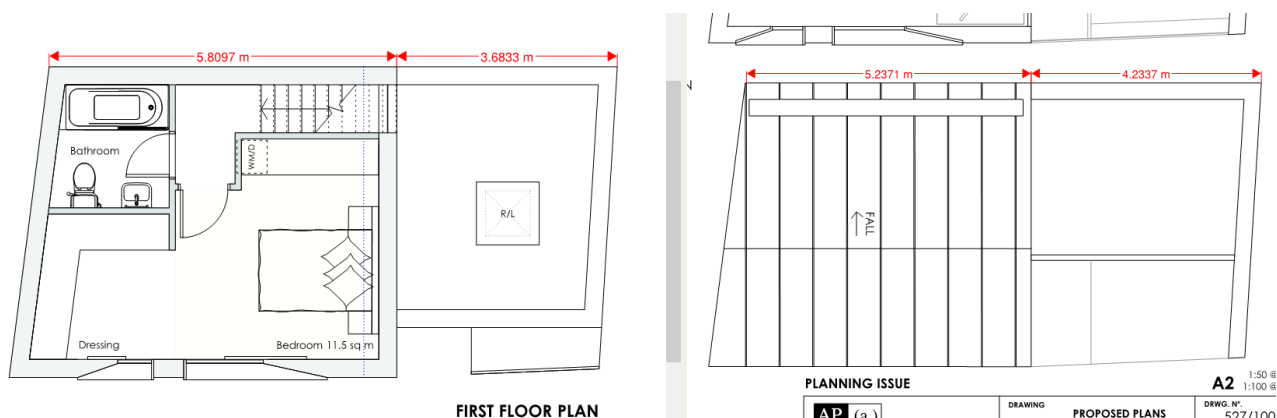


Fig 1: Proposed floor plan (left) – Approved roof plan 2015/2171/P (right) (Note: 0.56m wider two storey element now proposed)

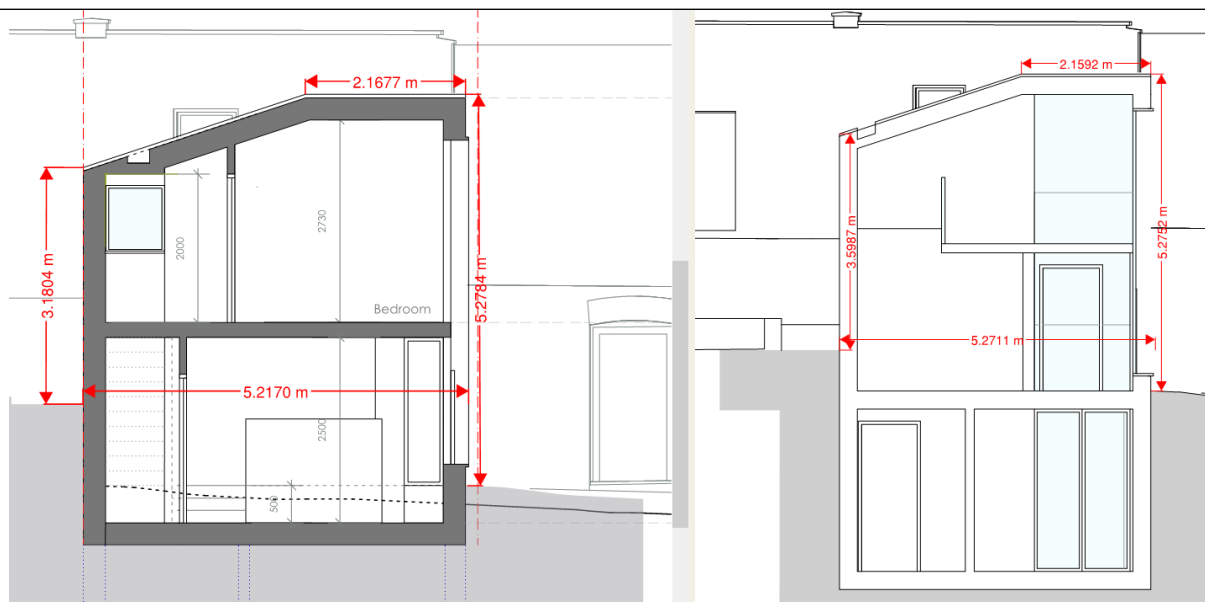


Fig 2: Proposed BB section (left) – Approved BB section 2015/2171/P (right) (Note: 0.46m lower height now proposed)

3. Revisions

- 3.1 The initial proposal included two x two storey metal panels alongside the full height windows on the front elevation. These have been replaced with contrasting stack banded brickwork, to provide more articulation to the building.
- 3.2 A new green roof has been introduced across the roofs of the proposed building.

4. Considerations

4.1 The main issues for consideration are:

- Land use
- Design and heritage
- Standard of accommodation
- Amenity
- Trees and landscaping
- Sustainability
- Transport
- Planning obligations

5. Land use

- 5.1 The garage has been used as storage space for several years, and not as a car parking space. This is not associated with any of neighbouring properties and therefore its loss would not result in an increase on traffic pressure. The garage does not hold any architectural merit and therefore its loss is acceptable in this instance.
- 5.2 The provision of new housing development is encouraged in the Local Plan and the proposal would provide a new unit of housing in accordance with policy H1 of Camden Local Plan. Policy H7 identifies the housing priorities in Camden. 1-bedroom dwellings are not considered a priority. However, given the proposal would bring the existing site into residential use, and given the size of the building/site, the proposed provision of 1-bedroom dwelling is supported.

6. Design and Heritage

- 6.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the

application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used. Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and their significance and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.

- 6.2 The site lies within the Priory Road Conservation Area which is described in the conservation area statement as being 'a small pocket in the Victorian, Italianate style inspired by the palaces of renaissance Italy'. Hermit Place is on the edge of the conservation area and lacks the grandeur of the wider conservation area, and its character is described as being "affected by the semi-industrial uses of the mainly two-storey buildings with some folding metal doors at ground floor level".
- 6.3 The proposal involves demolition of the front elevation and roof of the existing garage. The existing garage is of no architectural merit, and its loss is not considered harmful to the character or appearance of the conservation area as long a suitable high-quality replacement is proposed.
- 6.4 The proposed building would be of a modest size and scale and it would fit in within the nearby context and urban grain. The structure would extend partially over two floors, with adequate setbacks and sloped roofs to and from the neighboring buildings, responding to the two-storey character of Hermit Place and being subservient to the neighbouring buildings at 7 Hermit Place, 1, 1a and 3 Priory Road. The lower part of the building would include the entrance, kitchen and the living space and the part first floor would comprise an en-suite bedroom. A store for bicycle would sit alongside the entrance. Overall, the proposed building would have a modest shape and form and it would be of a high quality design and architecture.
- 6.5 The modern design contrasts with the elaborate, highly decorative architecture within the wider conservation area. However it relates well to the simpler typology of Hermit Place. The use of red brick, inspired by the adjacent housing estate, is reflective of the palette of the immediate area, rather than trying to emulate the stucco facades that are characteristic of the wider conservation area. The detailed design, with large window openings and perforated screens, makes a subtle reference to the industrial character of the mews. The design is simple, with contrasted stack bonded brickwork surrounding the big windows. It adds to the visual quality and townscape/heritage value at this end of Hermit Place.
- 6.6 The proposal introduces green roofs and increases the biodiversity of the site through a sedum roof across the roof area, including the sloping roof facing 1 Priory Road. This would contribute positively to the visual amenity of neighbouring occupiers and the wider area.
- 6.7 The proposed building enhances the appearance of the site, by providing more interest to the street than the existing garage with a solid roller shutter in front. It would have a greater contribution to the wider area by providing a high quality building while providing a new dwelling. The proposed building sits comfortably within its plot and it can be read both as a continuation of the typology of Hermit Place, in terms of height, bulk and massing, and as a new building in its own right with particular detailed design. The modern approach is an improvement on the utilitarian design of the existing garage, and it is considered to enhance the character and appearance of the street scene and wider conservation area.

7. Standard of accommodation

- 7.1 The proposed building would provide a 1-bedroom, 2 person house over two floors, with a gross internal floorspace (GIA) of approximately 62.4sqm. This exceeds the national minimum standard of 58sqm. The rooms would be adequately sized, with the double bedroom being 17 sq m, exceeding the minimum requirement of 11.5 sq m. The kitchen area would be 12.8 sq m including a 2 sq m storage space and the living space approximately 19.8 sq m, which exceeds the minimum of 23 sq m combined living space, dining and kitchen required in the London Housing Design Guidelines (Interim).

- 7.2 The building would have step free access from the street in compliance with Part M4(2) of the Building Regulations. A compliance condition would be attached to secure this.
- 7.3 The building would be single aspect. However due to its position at the end of the road, it would have a good outlook to the front where the living and bedroom windows would face Hermit Place. Also, the building would have large openable windows for natural ventilation and a mechanical ventilation system would be included as detailed in the sustainability section below.
- 7.4 The proposal includes a cycle storage facing Hermit Place. A waste and recycling store are shown in the kitchen.
- 7.5 In light of the above, the proposed building would provide a good standard of residential accommodation for future occupiers.

8. Amenity

- 8.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 8.2 Due to the location and pattern of development, properties potentially to be affected by the development include No.1 Priory Road and No.7 Hermit Place, both of which are in residential use. The site is some 8.5m from the rear of No.1 Priory Road and 1.8m from the front elevation of No.7 Hermit Place.
- 8.3 Compared with the previous approved scheme, there are minor changes to the proposed dimensions. When viewed from the rear of the properties in Priory Road, the proposed dwelling would be 9.5m wide, the same as the existing garage. The single storey section of the rear elevation would be 3.7m wide (previously under 2015/2171/P it was 4.2m wide) and 0.6m lower than existing. The 5.8m wide section of the two-storey rear part (previously 5.3m wide under 2015/2171/P) as measured from the south-west elevation would be effectively the same height as the existing rear wall of the garage. The roof would then slope upwards and away from Priory Road to a high point of 5.2m above street level, which is 1.1m higher than the existing garage.
- 8.4 The shallow roof slope of the higher section of the building and the reduction in single storey part of the building compared to existing would result in a limited impact on the outlook for the occupiers of the Priory Road properties to the rear. The addition of a green roof would also improve the neighbouring occupiers' views of the site.
- 8.5 No. 7 Hermit Place is perpendicular to the application site and approximately 1.8m away. The single storey section of the proposed building is closest to no. 7 and separated by an alleyway. As this section would be 600mm lower than the flank wall of the existing garage, the outlook from, and daylight to the existing ground floor windows would improve. The side elevation of the two-storey section would be approximately 4.5m (previously under 2015/2171/P 5.1m) away from, and directly opposite, the 1st floor windows of no. 7. The highest part of the roof would be slightly higher than the top of the 1st floor windows; however, this element would be set back by 4.7m from the front elevation of no. 7, with limited impact on wider views from the first floor. As such the proposal would have a limited impact on outlook to no. 7 overall.
- 8.6 All other properties sit diagonally from the application site and do not face it directly. The impact on outlook from the additional height on part of the site would be limited as views across gardens and landscaping/trees would still be maintained.
- 8.7 In terms of loss of daylight and sunlight the proposal has not been accompanied by a Daylight Sunlight Assessment. However, the 2015 application has, and this concluded that no harmful

impact would be caused to neighbouring occupiers. A new Daylight Sunlight Assessment would have been required if the scheme was significantly larger than that originally approved. The two-storey element of the proposal has a marginally increased width (by 0.56m) but it is lower, by 0.4m, when compared with the previously approved scheme. Given the very minor differences in scale, and when considering the findings of the previous Daylight Sunlight report it, it is concluded that no significant additional loss of daylight or sunlight would be caused to any neighbouring properties.

- 8.8 The proposed building would have one window to the south-east side at 1st floor level and none to the rear or north side. The window to the south-east will be obscure glazed and non-openable, and this will be secured by condition. As such, the development would not overlook any adjacent residential properties.
- 8.9 It is therefore concluded that the proposal would not result in significant harm the amenity of amenity of the occupiers of any neighbouring properties.

9. Trees and landscaping

- 9.1 Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued well-being of such trees and vegetation. It requires that retained trees and vegetation are satisfactorily protected during the demolition and construction phase of development.
- 9.2 There are no trees on site, but two trees are present within the gardens of the adjoining sites in Priory Road. As the existing side and rear walls of the existing garage would be retained, there would be limited impact upon the health, well-being or appearance of the trees. A method statement has been submitted which explains how the works of underpinning the existing walls and creating the new foundation would be undertaken. This is considered sufficient to demonstrate that the well-being of the existing trees would be maintained during the construction of development. A compliance condition would be secured to ensure the steps of the method statement would be followed.
- 9.3 Vegetation is located on the rear wall of the garage. As the wall is proposed to be retained it is likely that this vegetation would not be affected. However, given that the vegetation is mainly climbers and shrubs, they would not be protected as such. It is noted that a wildlife pond is located within the garden of 1 Priory Road. Given that the existing walls are to be largely retained, the impact on the pond wildlife would be limited.
- 9.4 The proposal has been amended to include a green roof across both roofs. This would improve the biodiversity of the site and reduce water run-off in this location, which is supported. Details of the green roof substrate dimensions, vegetation type and maintenance would be secured by condition.

10. Sustainability

- 10.1 All development is expected to reduce carbon emissions during construction and occupation, with the aim to reach net-zero. The proposal is to partially retain the existing garage, such as the side and rear walls, and to re-use these in the development.
- 10.2 An Energy Statement has been provided which demonstrates that the development would reduce carbon emissions by 19% at 'Be Lean', with adequate improvements to the building fabric. Confirmation of triple glazing has been provided which would further improve the efficiency of the building.
- 10.3 The proposal includes provision of a Nibe Exhaust Air Source Heat Pump to provide ventilation, heating and hot water within the property. The proposed heat pump would use indoor air as an energy source, which is efficient for small scale buildings. Officers questioned whether

the heat pump would be sufficient to provide hot water and heating at peak times. Peter Deer and Associates explained that given the heat pump has a capacity of 180L of hot water storage, this would be heated overnight ready for the peak hot water demand in the morning and therefore it would supply the predicted water consumption for the 1-bedroom 2 persons dwelling of 91 liters/person/day.

10.4 The proposed green roof would improve the biodiversity of the site and reduce the water run-off in comparison to the existing garage.

10.5 Overall, the proposed dwelling would therefore be highly efficient, sustainable and resilient.

11. Transport

11.1 The new development would not cause significant additional traffic pressure on nearby streets and the effects of the construction works should not be unduly harmful to amenity if a Construction Management Plan is secured (see below).

11.2 The existing garage can accommodate up to three cars. However it has not been in use for parking for a number of years and it is not attached to any neighbouring property and therefore its loss would not increase the traffic pressure in the area.

11.3 The site is in a highly accessible area, being 2min walk to Kilburn High Road Overground station and a number of buses on Kilburn High Road. In line with policy T2, the development would be secured as car-free.

11.4 The proposed plans show a storage space for 1 bicycle at the front of the building, which is in line with the requirements for a 1 bedroom dwelling. Further details of the storage space would be required under a condition.

11.5 Due to the extent of construction and the sensitive location of the site at the end of a mews, transport officers advise that a Construction Management Plan (CMP) should be secured by way of a section 106 legal agreement to ensure that mechanisms are in place to protect the amenity of neighbouring occupiers during construction. A Construction Impact Bond (CIB) is also required to reinforce the requirements of the CMP. The bond would be fully refunded on completion of works, with a charge only being taken where Contractors fail to take reasonable actions to remediate issues upon notice by the Council. A financial contribution to Highways Authority is required to repair any damage caused to the street during construction. This should also be secured through the s106 legal agreement.

12. Planning obligations

12.1 The following planning obligations would be secured through a s106 legal agreement:

- Car-free development
- Construction Management Plan (CMP) - £3,920
- Construction Impact Bond (CIB) - £7,500
- Highways Contribution - £6000

13. Recommendation

13.1 Grant conditional planning permission subject to section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th February 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/1044/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 14 February 2023

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

Alan Power Architects Ltd
13 Needham Road
London
W11 2RP
United Kingdom

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
5 Hermit Place
London
Camden
NW6 4BZ

Proposal:

Erection of part one/part two storey dwelling following demolition of existing garage.
(resubmission of 2015/2171/P dated 19/06/2017, omitting the basement).

DECISION
Drawing Nos: 527/01 Rev A; 527/02 Rev A; 527/03 Rev A; 527/04 Rev A; 527/06 Rev A;
527/07 Rev A; 527/08 Rev A; 527/300 Rev A; 527/301; 527/302; 527/303; 527/304; 527/305
Rev A; 527/306; 527/307; 527/308; Arboricultural Method Statement dated 07/10/2022 by
Treework Environmental Practice; Energy Statement date October 2002; PDA Response
February 2023; Agent Email 08/02/2023.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

527/01 Rev A; 527/02 Rev A; 527/03 Rev A; 527/04 Rev A; 527/06 Rev A; 527/07 Rev A; 527/08 Rev A; 527/300 Rev A; 527/301; 527/302; 527/303; 527/304; 527/305 Rev A; 527/306; 527/307; 527/308; Arboricultural Method Statement dated 07/10/2022 by Treework Environmental Practice; Energy Statement date October 2002; PDA Response February 2023; Agent Email 08/02/2023.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Manufacturer's specifications details of all facing materials, and photos of samples of those to be submitted.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 5 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reasons: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 (Access for all), of the London Borough of Camden Local Plan 2017.

- 6 Before the first occupation of the new dwelling, details of secure and covered cycle storage area for 1x cycle shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement Assessment (BS5837:2012) ref. 221007-1.0-5HP-AMS-AN dated 7 October 2022 by Treework Environmental Practice. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan

- 8 Prior to relevant part begun, full details in respect of the green 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 green 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The first-floor window to the south-east side elevation shall be obscure glazed and non-openable, and installed as such prior to occupation and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-F) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 11 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.

- 12 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Energy Statement by Peter Deer and Associates dated 19.10.2022, and letter dated February 2023, such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies G1, C1, CC1, CC2 and CC4 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 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.
- 7 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 8 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

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>.

Yours faithfully

Supporting Communities Directorate