

Application ref: 2022/1549/P
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Date: 29 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Maddox Planning
33 Broadwick Street
London
W1F 0DQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**155 Drummond Street
London
Camden
NW1 2PB**

Proposal:

Refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats. Drawing Nos: Design and Access Statement by Bureau de Chang; Planning statement by Maddox Planning dated 06/04/2022; Cover letter 06/04/2022 by Maddox Planning; Air Quality Assessment dated 25/03/2022 by Redmore Environmental; 673INT220210SK01; 673INT220210SK02; 673INT220210SK03; Daylight Sunlight Report by Point 2 dated March 2022; Energy and Sustainability Statement by Integration Consultancy dated 10/02/2022; Financial Viability Assessment by Bespoke Property Consultants dated March 2022; GLA Carbon Emissions Reporting Spreadsheet; A100 Rev P1; A101 Rev P1; A102 Rev P1; A103 Rev P1; A104 Rev P1; A105 Rev P1; A108 Rev P1; A110 Rev P1; A111 Rev P1; A112 Rev P1; A113 Rev P1; A114 Rev P1; A115 Rev P1; A116 Rev P1; A117 Rev P1; A118 Rev P1; A150 Rev P1; A200 Rev P1; A210 Rev P1; A300 Rev P1; A301 Rev P1; A310 Rev P1; A311 Rev P1; A312 Rev P1.

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:

Design and Access Statement by Bureau de Chang; Planning statement by Maddox Planning dated 06/04/2022; Cover letter 06/04/2022 by Maddox Planning; Air Quality Assessment dated 25/03/2022 by Redmore Environmental; 673INT220210SK01; 673INT220210SK02; 673INT220210SK03; Daylight Sunlight Report by Point 2 dated March 2022; Energy and Sustainability Statement by Integration Consultancy dated 10/02/2022; Financial Viability Assessment by Bespoke Property Consultants dated March 2022; GLA Carbon Emissions Reporting Spreadsheet; A100 Rev P1; A101 Rev P1; A102 Rev P1; A103 Rev P1; A104 Rev P1; A105 Rev P1; A108 Rev P1; A110 Rev P1; A111 Rev P1; A112 Rev P1; A113 Rev P1; A114 Rev P1; A115 Rev P1; A116 Rev P1; A117 Rev P1; A118 Rev P1; A150 Rev P1; A200 Rev P1; A210 Rev P1; A300 Rev P1; A301 Rev P1; A310 Rev P1; A311 Rev P1; A312 Rev P1.

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 of the London Borough of Camden Local Plan 2017.

- 4 Before the cladding is commenced, a sample panel of the facing new 'stone' composite demonstrating the proposed colour, texture, detailing of a typical section of the front elevation, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 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) Notwithstanding the approved drawings, details including sections at 1:10 of the balustrade at mansard level shall be provided.
- c) Lift doors and cycle storage to confirm SR2 security rating.
- d) Lighting strategy for the undercroft area.

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 and to ensure that the development mitigates the risk of burglary and antisocial behaviour with the requirements of policies D1 and C5 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Prior to commencement of development excluding demolition and site preparation works, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the ASHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 8 Air quality monitoring should be implemented on site. No development shall take place until
- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies

- 9 The waste storage facility within each flat, shall be provided in its entirety prior

to the first occupation of any of the new units, and permanently retained thereafter in full working order.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of Policy CC5 of the Camden Local Plan 2017.

- 10 Prior to the first occupation of any of the new units, the approved cycle facilities shall be implemented in their entirety and permanently retained thereafter. Photographs shall be submitted post implementation of the secure and covered cycle storage area proposed.

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

- 11 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Policy A4 of the Camden Local Plan 2017.

- 12 You are required to obtain Secured by Design Accreditation, prior to commencement of works, excluding demolition and site clearance.

Reason: To ensure that the development mitigates the risk of burglary and antisocial behaviour in accordance with policy C5 of the London Borough of Camden Local Plan 2017.

- 13 Before relevant part of work begun, details of the proposed plant equipment and lift and measures of sound and vibration attenuation shall be provided and approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the occupiers, adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 14 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 15 Prior to first use of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 16 Before Cladding is commenced, full details of the MVHR units as proposed demonstrating the proposed colour, detail and precise location, detailing of a typical section of the front elevation, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies D1 and CC2 of the London Borough of Camden Local Plan 2017.

- 17 The development hereby approved shall be carried out strictly in accordance with the Energy and Sustainability Statement by Integration Consultancy dated 10/02/2022, GLA Carbon Emissions Report Spreadsheet, and all associated documents.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 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 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 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.

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



Daniel Pope
Chief Planning Officer