

Application ref: 2022/5139/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 12 July 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

Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat 15 Quex Mews
112-114 Kilburn High Road
London
NW6 4PW

Proposal:

Erection of a front mansard roof extension on existing 4th floor roof terrace to facilitate the conversion of the existing top floor flat into two self-contained residential units.

Drawing Nos: 112114KHR-PP1-01, 112114KHR-PP1-02, 112114KHR-PP1-03, Cover Letter, and Design & Access Statement.

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:

112114KHR-PP1-01, 112114KHR-PP1-02, 112114KHR-PP1-03, Cover Letter, and Design & Access Statement.

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 development commences, details of secure and covered cycle storage area for two cycles 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.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall achieve a maximum internal water use of 110 litres/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 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is considered acceptable in land use terms, as self-contained housing is regarded as the priority land use of the Camden Local Plan. The Council supports the development of housing within town centres, including above shops where it does not affect the Town Centre's function and viability. The first to third floors of the building were granted planning permission in 1987

(ref. 8700962, dated 20/10/1987) for the change of use to ten self-contained residential flats.

The proposed 2 one bedroom units proposed at fourth floor level meet national space standards, are dual aspect, and provide a good outlook and daylight. The units would be accessed through the existing residential entrance to the rear of the building via Quex Mews, as per the arrangement approved to the residential units below.

No affordable housing contribution is sought as there is only one new unit being created and the residential floorspace uplift would be below 100sqm.

The new unit would be secured as car-free via a s.106 legal agreement as required by Council policy on car-free housing. There is a lack of space to provide cycle parking and Kilburn High Road is not considered to be an appropriate place for a cycle hangar. It is however acknowledged that there is existing cycle parking on the flat roof to the rear of nos.112-114, and therefore a condition is recommended for two cycle parking spaces to be provided in connection with the new one bedroom units.

The proposal is acceptable in design terms, and has a traditionally designed mansard with 4 dormer windows to the front (two in each flat). This would represent an improvement over the existing metal railings that can be seen from street level. Overall, the mansard roof has a suitable profile, setback, form and design and will relate to both the application site and neighbouring buildings at nos.108-110 which have approval for similar mansard roof extensions of a matching design (granted permission ref 2022/0629/P dated 9/9/22 but not yet built).

Given the location of the mansard roof and the distance between the application site and neighbouring properties, it is not considered that there would be any negative impact on the residential amenity currently enjoyed by neighbouring residents in terms of loss of light, outlook or privacy.

One objection has been raised to the proposed development, citing concerns related to refuse and recycling storage. It is noted in the objection letter that the current refuse and recycling storage situation is not sufficient for the number of units in the building and is consistently overwhelmed and in a poor state. In order to address concerns related to the refuse and recycling storage, a condition is added requiring details to be submitted for approval.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H1, H6, T1, T2 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).

- 3 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.
- 4 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.

- 5 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

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

Daniel Pope
Chief Planning Officer