

Application ref: 2022/4877/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 21 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

Linear Insight Ltd
62 Morley Crescent East
Stanmore
HA7 2LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**18-18a Acton Street
London
WC1X 9ND**

Proposal:

Erection of mansard roof extension to provide a single residential dwelling (Class C3).
Inclusion of green roof and PV panels as well as cycle parking on the ground floor.
Drawing Nos: 1106-001-PL, 1106-004-PL, 1106-006-PL (Rev A), 1106-008-PL (Rev A), 1106-009-PL (Rev A), 1106-010-PL (Rev A), 1106-010-1-PL (Rev A), Design and Access Statement (August 2022)

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 1106-001-PL, 1106-004-PL, 1106-006-PL (Rev A),

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

- 4 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Secure and covered cycle storage for 2 bicycles shall be provided in its entirety in accordance with the approved drawings prior to the first occupation of the new unit, 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 The internal noise levels in the dwellings hereby approved shall not exceed an indoor ambient noise levels in unoccupied rooms of 35dB(A) LAeq,16hour

(07:00-23:00 hours) and 30dB(A) LAeq, 8hour (23:00-07:00 hours) and individual noise events shall not normally exceed 45dB L_{Amax} during the night (23:00-07:00 hours).

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.

- 8 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.

- 9 The development hereby permitted shall not commence until the following documents (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority:

- provide Risk Assessment and Method Statement (RAMS) for the demolition and the construction phases.
- provide details on the use of tall plant/scaffolding.
- there should be no opening windows or balconies facing the London Underground elevation.
- Undertake assessment of retaining wall structure adjacent to tracks in accordance with London Underground standards due to proposed roof extension.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Informative(s):

- 1 Reasons for granting permission.

Housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. Policy H7 states that we will take a flexible approach to assess the mix of dwelling sizes proposed in each development having regard to the site size, and any constraints on developing the site for a mix of homes of different sizes. Therefore the provision of a single flat is acceptable.

The uplift in floorspace would be below 100sqm and therefore an affordable housing contribution would not be required.

In terms of design, the mansard roof extension is a single storey and maintains a level of subordination with the host building. There is an adequate set back from the parapet wall and the angle is at 70 degrees, falling in line with

recommendations laid out in the Council's CPG document. The retention of chimney stacks is also welcome and further preserves the character of the building. The building would appear somewhat more apparent in the street scene but this is not considered harmful to its appearance and therefore the design would preserve the character of the Conservation Area. The use of timber and slate is considered welcome and are sympathetic to its Conservation area location. Upon revisions a green roof is also included which would soften the extension and positively contribute to the boroughs biodiversity and climate change resilience. Details shall be secured by condition.

Because of the rooftop location, impacts to loss of outlook or enclosure are not considered significant in this instance. The building is set away from buildings and, because of the angle and set back of the mansard extension itself other amenities such as daylight are mitigated against. There are windows being proposed at this height however this would increase the level of overlooking that already exists.

In terms of the accommodation provided the unit itself exceeds the minimum GIA for 2 bed 3 person unit of 61sqm and has at least 75% of the GIA that has a 2.3m floor to ceiling height. Both bedrooms meet the national space standards for single and double rooms respectively. The unit would be dual aspect, have a good level of daylight and privacy. There is no amenity space provided however due to its roof top location this is considered acceptable.

- 2 The revised design included PV panels which is a welcome introduction, contributes to the unit being sustainable and energy efficient and not impact on the bulk of the extension. Details will be secured by condition.

Two covered, secure, fully enclosed and easily accessible cycle parking spaces have been provided on the ground floor, the installation of which shall be secured by condition. Policy T2 aims to mitigate the impact of new development on the transport network, and requires any new dwelling to be designated car-free. The development will therefore be secured as car free by S106 agreement.

Upon consultation with Transport for London (TfL) the application was considered acceptable but a number of potential constraints were raised for the redevelopment of a site situated close to London Underground railway infrastructure. Therefore a pre-commencement condition is proposed to ensure these details are fully mitigated against.

No objections have been received prior to making this decision, the Bloomsbury CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1,

A3, CC1, CC2, CC3, G1, H1, H7, T1, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 3 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).
- 4 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.
- 5 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.

- 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

- 9 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 10 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 11 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.

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