

Application ref: 2021/4456/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 1 December 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

Burd Haward Architects
24 Wolsey Mews
London
NW5 2DX
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:

**9 Leighton Place
London
NW5 2QL**

Proposal:

Part demolition of existing annex store structure and first floor extension with terrace above and green roof, to create new residential dwelling with rear and front courtyard; new gates to front elevation; new access to bin store from main building.

Drawing Nos: 2110_E01; 2110_E02; 2110_E03; 2110_E04; 2110_P01_C;
2110_P02_C; 2110_P03_C; 2110_P07; Design and Access/Heritage/Sustainability
Statement 2110_DAS.

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:

2110_E01; 2110_E02; 2110_E03; 2110_E04; 2110_P01_C; 2110_P02_C; 2110_P03_C; 2110_P07; Design and Access/Heritage/Sustainability Statement 2110_DAS.

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, photos of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Manufacturer's specification details to include sample photos for the external zinc cladding and timber to front elevation and gate.
 - b) Plan, elevation and section drawings at a scale of 1:10 for a typical sliding window/door.
 - c) Plan, elevation and section drawings at a scale of 1:10 for the corten steel balustrade.
 - d) Plan, elevation and section drawings at a scale of 1:10 for acoustic enclosure to the Air Source Heat Pump (ASHP).

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.

- 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

- 6 Before the development commences, details to include details to scale 1:10 of secure and covered cycle stand for 2 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.

- 7 Before the use commences, details to include plans, elevations and section drawings at a scale of 1:10 for acoustic enclosure to the Air Source Heat Pump (ASHP), in accordance with the scheme 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 adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 and DM1 of the London Borough of Camden Local Plan 2017.

- 8 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.

- 9 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.

- 10 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump 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.

Informative(s):

1 Reasons for granting permission:

The existing structure has a single storey and sits adjacent to no. 9, one of the 19th century warehouses in the area, which has a commercial ground floor and residential flats at the upper floors, as granted consent under a 1995 permission (ref no. 9401646). The existing structure has been used as a domestic storeroom by the applicant since the conversion, as such the loss of the existing domestic storeroom is considered acceptable.

The proposal would involve some level of demolition mainly in relation to the front, rear and roof of the existing structure. Offices have visited the site and the existing structure is in poor condition with visible cracks in the brickwork. A Sustainability statement has been submitted which demonstrates that through fabric first approach, the proposed structure would achieve high levels of thermal performance and air tightness, would maximise solar gain and natural ventilation, whilst including a mechanical ventilation system with heat recovery (MVHR), provide heating through and Air Source Heat Pump (ASHP) on the roof terrace, use high efficiency lighting, low water fittings, and have a green roof to attenuate rainwater run-off. The majority of construction materials would be selected to achieve a Green Guide rating of between A+ to B, sourced from certified supplies. The proposed dwelling would result in a 35% improvement in reduction of CO2 emissions over the Part L standards, which is sufficient to demonstrate the acceptability of the proposed demolition.

The proposed new dwelling would have two storeys and expand across the footprint of the existing structure at ground and first floor level, and part of the first floor would project forward into the front courtyard. The first-floor element would sit well behind the front building line and align with the space hierarchy of the main building. Whilst the structure would cover some of the windows at first floor level of no. 9, given the existing internal arrangement, no habitable rooms would be affected. Overall, the proposed scale and projection of the new dwelling would maintain a subordinate relationship with the main building and still appear as an extension to it, preserving its character and that of the streetscene and wider area.

In terms of detailed design, the proposal has a simple and defined rectangular shape, with large window openings to front elevation which align with the ones on the main building. The rear elevation would be solid as seen from the rear of Peckwater Estate which is appropriate for its context. A terrace is proposed on the roof of the first floor, accessed through a projecting rooflight, concealed from the front by the green roof and to the side by the zinc wall, which is accepted.

The site opens with a front courtyard which is used as access for the residential flats at the upper floors. This is currently open, and the proposal is to enclose this with new timber gates, which maintains a subordinate relation with the adjacent buildings. The timber material would extend upwards along the front elevation at ground floor to maintain a uniform transition across the elevation. 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.

In terms of standard of accommodation, the proposal would provide a one bed dual aspect dwelling, with living space at first floor, and bedroom at ground. The dwelling would have a gross internal floor area (GIA) of 68sqm which exceeds the minimum standard of 58sqm.

- 2 The entrance into the dwelling has been revised to better respond to the existing entrance into the residential flats at no. 9. Private amenity space is provided on the roof of the first floor, and communal amenity space to the front courtyard. Given the site constraints, the proposed structure and layout would result in a good standard of accommodation for future occupiers.

The new dwelling would have a bin store to be accessed from the front courtyard, which responds to general requirements of this type of accommodation. A compliance condition would be attached to secure these.

In terms of impact on neighbouring amenity, the proposal would extend with a terrace below the windows of the second floor flat no. 9. These windows have been confirmed to serve non-habitable rooms and therefore the impact from nuisance from the use of the terrace would be limited. Due to the terrace position and design, it is unlikely that harmful overlooking would occur to adjacent neighbouring occupiers at no.9, or to the education building at no. 7. The ASHP would be located on the terrace, away from the party wall. The proposed ASHP would include an enclosure to ensure minimum levels of noise and vibration would be emitted, details of which would be secured by condition as well as a compliance condition to limit the levels of noise emitted at any time.

The proposed dwelling would be car-free in accordance with Camden Local Plan Policy T2 and this would be secured through a section 106 legal agreement. The front courtyard includes some landscaping which would prevent the use of the courtyard as a parking space. In line with the London Plan and the Camden Local Plan cycle parking would be provided on site and includes one Sheffield stand in the front courtyard under the first-floor projection, details of which would be secured by condition.

As the proposed unit would have a floor area of approx. 68sqm it would not trigger an affordable housing contribution under Policy H4.

No objections were received prior making this decision. 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, A4, A3, D1, D2, CC1, CC2, CC3, T1, T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 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.
- 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer