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SITE PHOTOS AND PLANS



Image 1 (above): Aerial view of application site looking north



Image 2 (above): Aerial view of the application site looking southeast

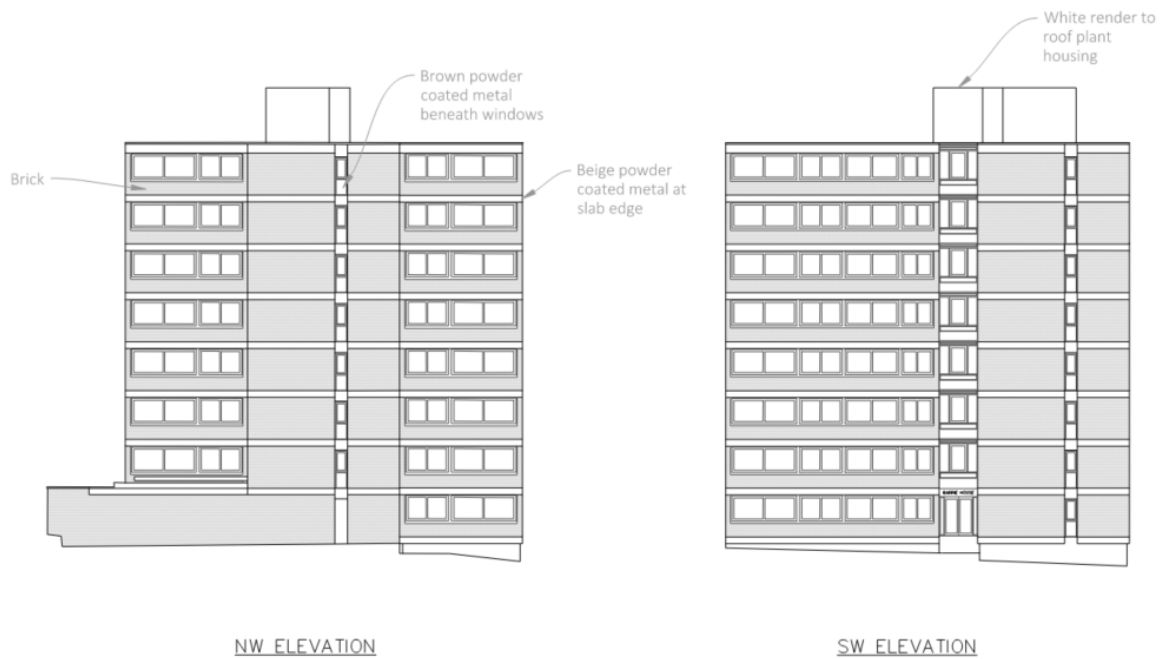


Image 3 (above): Existing northwest and southwest elevations



Image 4 (above): Proposed northwest and southwest elevations

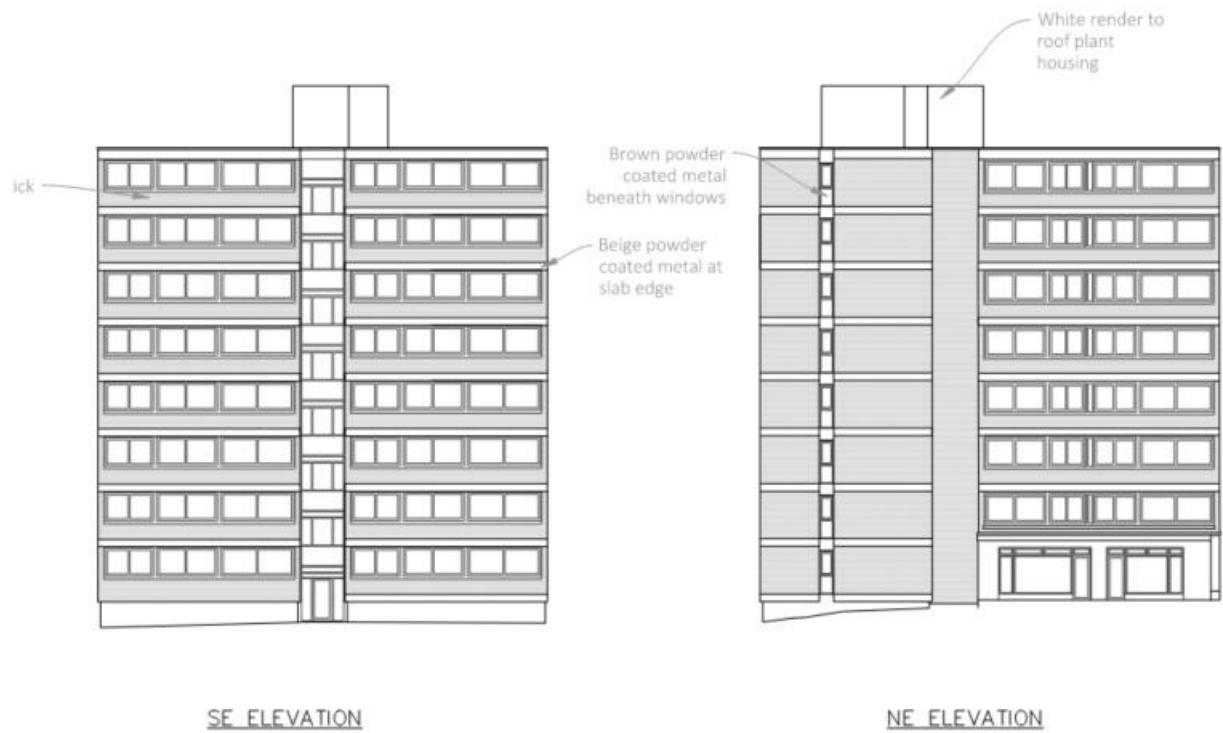


Image 5 (above): Existing southeast and northeast elevations

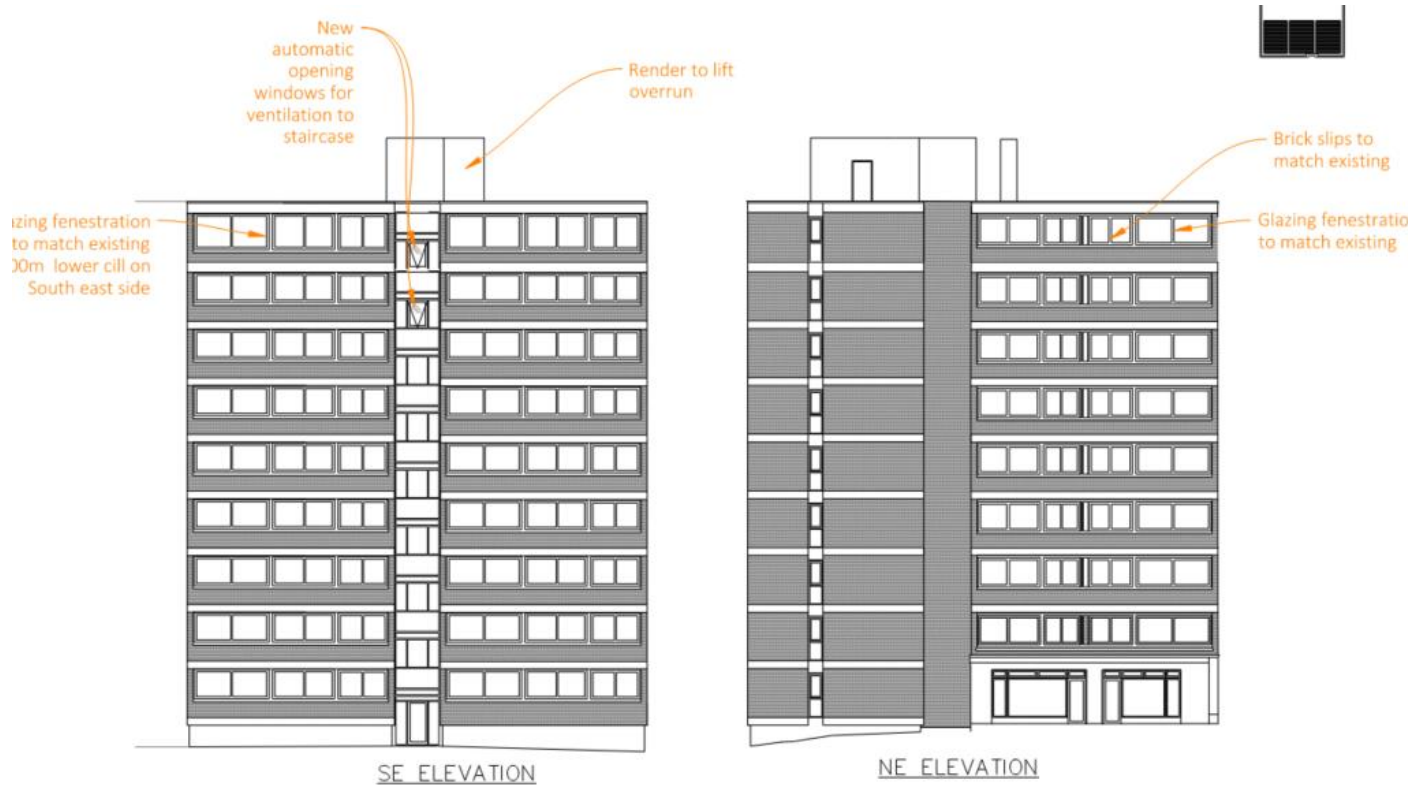
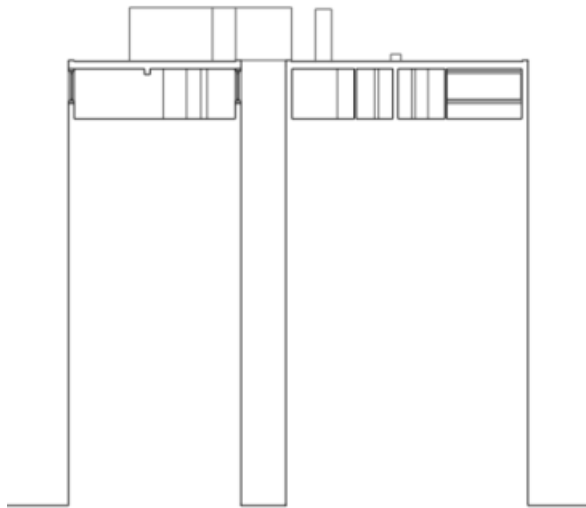
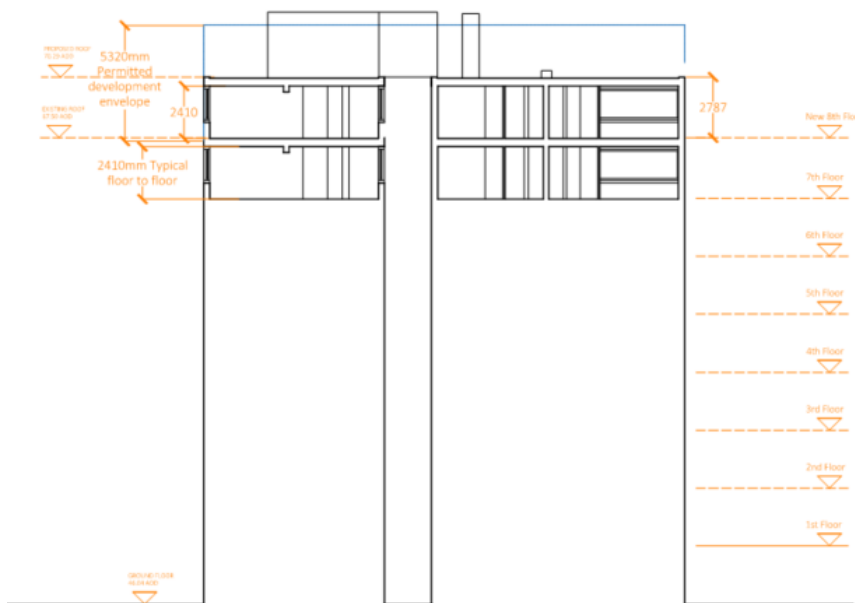


Image 6 (above): Proposed southeast and northeast elevations



SECTION A-A

Image 7 (above): Existing section AA



SECTION A-A

Image 8 (above): Proposed section AA



Image 9 (above): Existing 7th floor plan

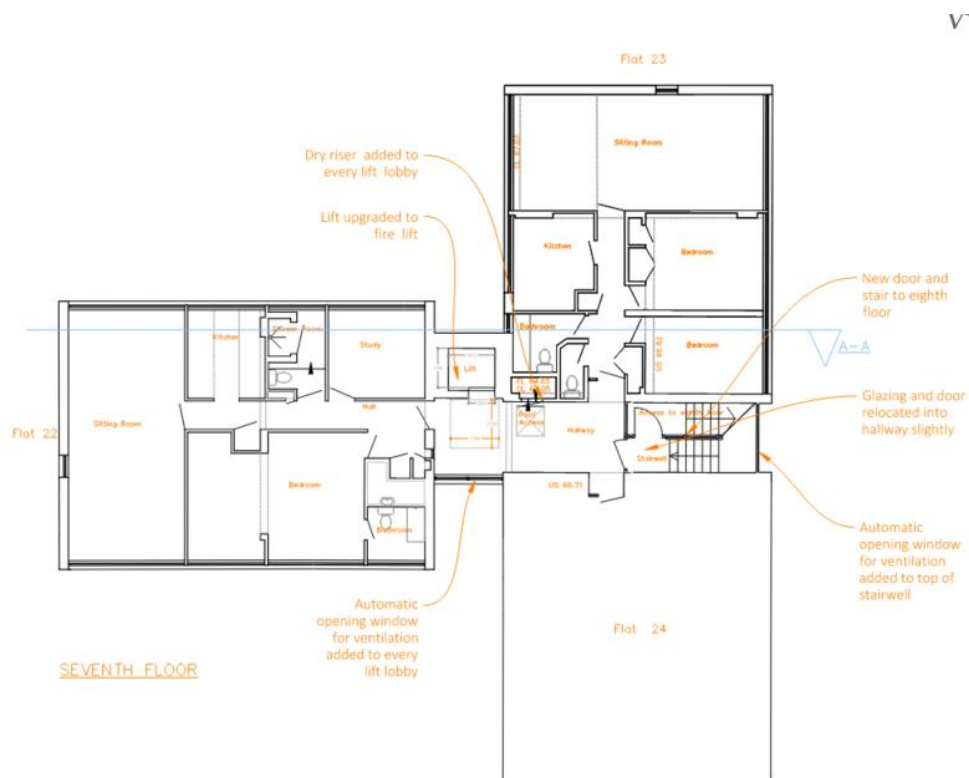


Image 10 (above): Proposed 7th floor plan

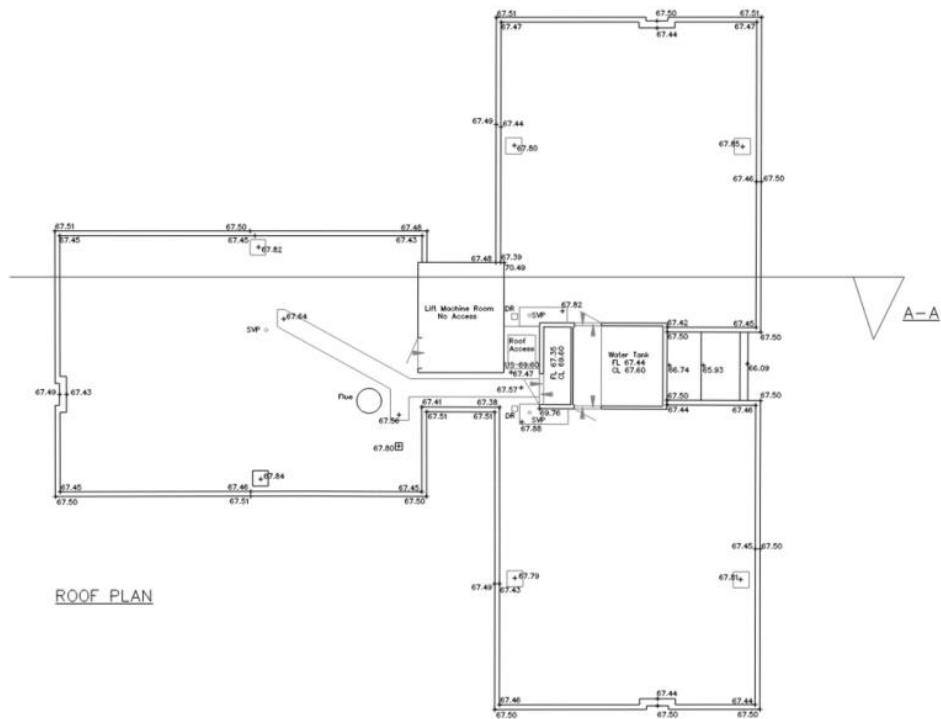


Image 11 (above): Existing 8th floor plan



Imagine 12 (above): Proposed 8th floor plan

Delegated Report		Analysis sheet	Expiry Date:	03/10/2022
Members' Briefing		N/A / attached	Consultation Expiry Date:	15/10/2022
Officer			Application Number(s)	
Elaine Quigley			2022/3705/P	
Application Address			Drawing Numbers	
Barrie House 29 St Edmund's Terrace London NW8 7QH			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of one additional storey to provide 1 residential unit on the roof of the residential block of flats including 2 internal terrace areas and installation of a new plant enclosure to the roof.				
Recommendation(s):	Prior approval required - Grant prior approval subject to s106 legal agreement			
Application Type:	GPDO Prior Approval Part 20, Class - dwellings on blocks of flats			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	115	No. of responses	15	No. of objections	15
			No. electronic	00		
Summary of consultation responses:	Site notices were displayed on 21/09/2022 that expired on 15/10/2022 and 115 neighbour notification letters were sent on 16/09/2022 that expired on 07/10/2022.					
	1 letter of support with conditions was received from resident at Flat 23 Barrie House					
	14 letters of objection were received from owner / occupiers at Barrie House, 26 St Edmunds Terrace; 9 and 71 Kingsland, Broxwood Way; Flat 48, St Stephen's Close; Flat 9 Regent's Heights, 35 St Edmunds Terrace; and 2 letters with no name or postal address details provided. The following concerns were raised:					
	PROCEDURE <ul style="list-style-type: none"><u>Nature of the proposal</u> Under page 3 of document that has heading Exception Compliance it says "(f) the new dwelling houses are not flats". The applicant has written the proposed extension is for one new flat. Applicant is building a flat not a house?					
	<u>Officer's response:</u> This application considers new dwellings on blocks of flats.					
	CONSULTATION <ul style="list-style-type: none">No consultation with residents as to how the proposed changes would meet fire standards (fire doors, fire systems, replacement lift)Developer has not consulted with residents of Barrie House					
	<u>Officer's response:</u> Notification letters have been sent to neighbouring occupiers notifying them of the application. Site notices were also displayed around the site. Engagement between the applicant and local residents is always encouraged by the Council prior to the submission of any application however this is not a statutory requirement. A fire statement has been submitted in support of the application which has been reviewed by Health and Safety Executive and its findings are considered satisfactory. Refer to paragraph 3.20 of the report.					
	OTHER DEVELOPMENTS AT BARRIE HOUSE <ul style="list-style-type: none"><u>New residential development</u><ul style="list-style-type: none">Development within the parking area of Barrie House has not been transparently discussedFailure in process relating to ongoing development on site for 9 new flats. Any new development should not be considered at the site especially by same freeholder / developer until the concerns have been resolved. Pre-existing conditions not met prior to work commencing on site.Development within the carpark adjacent to Barrie House and					

associated damage to flats as well as building on top of Barrie House simultaneously is against human rights of basic living in Camden.

Officer's response: Planning permission was granted at appeal (ref APP/X5210/W/19/3240401) (ref 2018/0645/P) on 19/03/2020 for redevelopment of the parking area for a 4 / 5 storey building to provide 9 new residential units. All pre-commencement conditions were granted and works started on site prior to the expiry date of the permission on 19/03/2022.

DENSITY

- Density
Density in building along St Edmund's Terrace has increased dramatically.

Officer's response: The principle of the development is already set by the provisions within Class 20 Part A where issues such as over development fall outside of the assessment of this type of application.

HEIGHT AND DESIGN

- Height
The proposed extension would make the building excessively tall in comparison to surrounding buildings

Officer's response: the erection of a 2.8m high roof extension to the existing building is not considered to add an excessive amount of bulk and scale to the building and would not appear out of context with the prevailing size and height of nearby buildings in the surrounding area and is considered acceptable. Refer to paragraph 3.11 of the report.

AMENITY

- Overlooking
Windows would not be obscure glazed and allow views in neighbouring gardens at no. 28, 27 and 26 St Edmunds Terrace. A density impact assessment should therefore be submitted

Officer's response: The relationship between the new dwelling and the neighbouring properties along St Edmunds Terrace would be similar to the relationship with the existing dwellings in Barrie House. The proposal would not exacerbate current levels of overlooking as a result. As only 1 new dwelling is being proposed it is not considered necessary to submit a density impact assessment. Refer to paragraph 3.14 of the report

- Sunlight
Reduction in sunlight coming into the flats

Officer's response: A daylight and sunlight assessment has been submitted in support of the application which concluded that most windows tested would satisfy the BRE recommendations on daylight. One window would experience a small reduction in daylight which would be unlikely to be noticeable. See para 3.15 to 3.18 of the report.

- Noise and disruption
 - Concerned about the impact the project will have on noise
 - Construction works will cause huge disturbance to those living in

the community

- Substantial amount of development around Barrie House which is causing significant noise and disturbance to local residents

- Construction

- Extra congestion from site vehicles and machinery and deliveries
- Noise from the site
- Concerned that building site will spill out from the site onto the road and walkway

Officer's response: Concerns relating to construction would be considered as part of details of the construction management process that would be secured by s106 legal agreement (refer to paragraph 3.5 of the report).

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1074. Any building works that can be heard at the boundary of the site must be carried out only between 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 on Sunday and not at all on Sundays and Public Holidays. If this is breached, residents are advised to report this to the Council's noise team for investigation.

- Structural stability

The proposed penthouse will add load to the current building and ground which rests of concrete pads in clay. There should be a professional analysis of the load on the building and ground stability for the new configuration of the car park excavation and proposed penthouse. Only very light weight construction might be possible. This should shorten the construction period.

Officer's response: The applicant has confirmed that no engineering operations including strengthening existing walls or foundations would be required to undertake these works.

- Traffic

- Increased traffic generation
- Lots of congestion on this road

Officer's response: The creation of an additional residential dwelling would be required to be car-free. Traffic generation and congestion associated with any construction works would be temporary in nature and would be managed through the details of the construction management process that would be secure by condition. See paragraph 3.5 of the report.

- Sound proofing

Sound proofing between the existing flat in Barrie House and the new flat. This should be conditioned.

Officer's response: Adequate sound proofing between the existing and new flats would fall within the control of Building Regulations.

OTHER NON-MATERIAL PLANNING ISSUES

- Compensation if any damage occurs during the works
- Scaffolding should be installed away from windows
- Ongoing maintenance issues with Barrie House (heating, lift maintenance and boiler issues which have led to near fatality in 2022). These would be addressed ahead of any planning permission.

	<ul style="list-style-type: none"> • Funding model for upgrades needs to be understood and consulted on • Original plumbing and electrical systems has had significant reliability issues in recent past. Adding additional load may make this worse. Condition assessment of the existing systems should be assessed. <p><i><u>Officer's response:</u> The issue of compensation, location of scaffolding and any on-going maintenance issues in a privately owned block of flats are not material planning considerations and would not form part of the assessment of the application.</i></p>
CAAC/Local groups* comments: *Please Specify	None received

Site Description

The application site covers an area of approximately 0.227 hectares (2268 sq. m). The site is located on St Edmund's Terrace on the south-western edge of Primrose Hill. It is located on the junction with Broxwood Way that runs along the northern boundary and St Edmund's Terrace that runs along the southern boundary. Barrow Hill Reservoir lies to the northeast (see Figure 1 below).

The site comprises an eight storey post war urban block that is a 'T' shape and is occupied by 24 self-contained privately owned residential flats. There are communal grassed areas to the south and east. There are a number of individual trees that are covered by a blanket TPO. There is an area of hardstanding to the north which provides car parking for 14 cars.

Relevant History

Planning permission was **granted** on 08/11/2012 (ref 2011/6179/P) (expired 08/11/2015) for erection of 3 storey building with basement (following demolition of Porters Lodge) for use as a single-family dwellinghouse (Class C3)). Works had not commenced on site and this permission has now lapsed.

Planning permission was **granted at appeal** (ref APP/X5210/W/19/3240401) (ref 2018/0645/P) on 19/03/2022 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (1 x 1 bed, 6 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces.

All pre-commencement conditions secured as part of this permission have been approved and works have commenced on site to implement this permission prior to the expiry date of the permission on 19/03/2022.

Relevant policies

Planning and Compulsory Purchase Act (PCPA) – Section 38

Applications submitted under the General Permitted Development Order are to be assessed against the provisions of the NPPF. Therefore, section 38 of the PCPA, which requires Local Authorities to determine applications in accordance with their adopted development plans, does not apply in this instance. Nevertheless, the plan still considered to be a material consideration in the determination of the current application, [particularly in terms of its design, transport and amenity impact and the relevant Local Plan Policies are listed below.

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020

NPPF 2023

London Plan 2021

Camden Local Plan 2017

C5 Safety and security

C6 Access for all

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

CC3 Water and flooding

CC5 Waste

T1 Prioritising walking, cycling and car-free development

T2 Parking and car-free development

T3 Transport infrastructure

DM1 Delivery and monitoring

Supplementary Planning Policies

Camden Planning Guidance

CPG Design

CPG Amenity

CPG Transport

CPG Developer contributions

Assessment

1.0 Proposal

1.1 The proposal seeks prior approval for the erection of one additional storey to provide 1 residential unit on the roof of the residential block of flats including 2 internal terrace areas and installation of a new plant enclosure to the roof. The new flat would include 3 bedrooms and would measure 210 sq. m.

1.2 The proposed extension would have a height of approximately 3.6m and its footprint would sit within the existing envelope of the building. The design and fenestration of the proposed extension has been revised during the course of the application to match those of the lower floors of the building.

1.3 The proposed new flat would benefit from private outdoor amenity space in the form of 2 terraces at the front and rear measuring 26.5 sq. m and 12.1 sq. m respectively.

AMENDMENTS:

1.4 During the course of the application the following amendments have been made to the scheme:

- Change to the materials of the extension to match the main building
- Change to window design to omit vertical emphasis and introduce horizontal emphasis to match the existing windows in Barrie House
- Omission of a brise soleil which is not a feature of this 1960's building.
- Updated fire assessment

2.0 Permitted development

2.1 The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 came into force on 31st August 2020 and introduced Class A to Part 20 of Schedule 1 'Dwellings on blocks of flats', which allows for development consisting of works for the construction of up to up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all –

- (a) Engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
- (b) Works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;
- (c) Works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;
- (d) Works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

2.2 The description given in Part A above specifically relates to roof extensions to existing, detached blocks of flats. Barrie House is an 8 storey detached block of flats.

3.0 ASSESSMENT

Assessment against Part 20, Class A conditions

3.1 Paragraph A.1. of Part 20 sets out the various criteria that the proposed development must

comply with for it to be considered under the prior approval process. If the proposal fails to comply with any of these criteria then development is not permitted. These criteria are listed below along with confirmation of the scheme's compliance with them.

Class A: New dwellinghouses on detached blocks of flats		
If yes to any of the questions below the proposal is not permitted development		Yes / No
A.1 a	the permission to use any building as a dwellinghouses has been granted only by virtue of Class M, MA, N, O, P, PA or Q of Part 3 of this Schedule;	No
A.1 b	above ground level, the building is less than 3 storeys in height	No
A.1 c	The building was constructed before 1 st July 1948, or after 5 th March 2018	No
A.1 d	The additional storeys are constructed other than on the principal part of the building	No
A.1 e	The floor to ceiling height of any additional storey, measured internally, would exceed the lower of – (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;	No – Floor to ceiling height 2.6m
A.1 f	The new dwellinghouses are not flats	No
A.1 g	The height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not included plant, in each case);	No
A.1 h	The height of the highest part of the roof of the extended building (not including the plant) would be greater than 30 metres;	No
A.1 i	Development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;	No
A.1 j	Development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to – (i) strengthen existing walls; (ii) strengthen existing foundations; or (iii) install or replace water, drainage, electricity, gas or other services;	No
A.1 k	In the class of Class A.(b) development there is no existing plant on the building	No there is an existing water tank, lift overrun and flue
A.1 l	In the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building	No
A.1 m	Development under Class A.(c) would extend beyond the curtilage of the existing building;	No

A.1 n	Development under Class A.(d) would – (i) Extend beyond the curtilage of the existing building; (ii) Be situated on land forward of a wall forming the principal elevation of the existing building; or (iii) Be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building	No
A.1 o	The land or site on which the building is located, is or forms part of – (i) Article 2(3) land; (ii) A site of special scientific interest; (iii) A listed building or land within its curtilage (iv) A scheduled monument or land within its curtilage (v) A safety hazard area; (vi) A military explosives storage area; or (vii) Land within 3 kilometres of the perimeter of an aerodrome	No

CONDITIONS

Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to –

- (a) Transport and highways impacts
- (b) Air traffic and defence asset impacts of the development
- (c) Contamination risks in relation to the building
- (d) Flooding risks in relation to the building
- (e) The external appearance of the building
- (f) The provision of adequate natural light in all habitable rooms of the new dwellinghouses
- (g) Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light
- (h) Whether because of the siting of the building, the development will impact on a protected new identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State and
- (i) Where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building

Each of the conditions has been considered below:

(a) transport and highways impacts

3.2 The proposal does not involve any reduction in the current number of on-site parking spaces

3.3 In line with Policy T1 of the adopted Camden Local Plan, the Council expects cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms the requirement is for 2 spaces per unit. Whilst no formal cycle parking is shown on the submitted plans, it is considered that sufficient space exists within the new flat to accommodate cycles if required. The cycles can be transported to the flat from the ground flat using the lift, although space within the lift is confined and would require the cycles to be up-ended in order to fit. This is not ideal and would not provide inclusive cycle parking facilities. In order to ensure that adequately designed cycle parking spaces would be provided for the new 3 bedroom flat the provision of 2 on-street long stay cycle spaces would be required to be provided. A financial contribution of £1,440 would be required for 1 stand within a 6 space cycle hanger in the vicinity of St Edmund's Terrace (£4,320/6 x 2). This would be secured by s106 legal agreement.

3.4 In accordance with Policy T2 of the adopted Camden Local Plan, the new residential unit would be required to be secured as on-street resident parking permit (car) free. This would prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution,

whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. This would be secured by s106 legal agreement.

3.5 Given the location of the development, on the roof of an existing residential building within a relatively quiet residential area, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 would be required. This would be secured by s106 legal agreement. This will help ensure that the proposed development is carried out without undue impact on the operation of the local highway network or neighbouring amenity. The existing resident parking bays on St Edmund's Terrace would be required to be suspended to enable the storage of skips and for deliveries to take place.

(b) air traffic and defence asset impacts

3.6 Given the location of the development, there would be no impact on air traffic or defence assets.

(c) Contamination risks in relation to the building

3.7 The site is within an area of contaminated sites potential. Due to the nature of the works planned for a vertical extension of an existing structure, and the fact that the proposal would not involve any ground / excavation works, there would be no contamination risks from the proposed development.

(d) flooding risks in relation to the building

3.8 The proposal would include an extension to the topmost floor of the subject building. The site is not located within a local flood risk zone however; it is identified as being within a critical flood risk zone. The proposal is for the erection of a single storey roof extension above an existing building and would not increase the footprint of the host building on the ground, thus limiting the risk of any increased flood risk.

(e) the external appearance of the building

3.9 The extension would follow the footprint and size of the floors below and would be subordinate to the host building in terms of scale and appearance. The proposed extension at roof level would replicate the form and materiality of the existing building which officers consider to be the correct approach for this particular building. As such the proposals would ensure no harm is caused to the design / architecture of the host building and the appearance of the surrounding area. The overall design is symmetrical and matches and complements the existing building.

3.10 Barrie House has a very simple band of windows that wrap around all the elevations and has a horizontal emphasis due to their proportions. The proposed window design and proportions within the new extension have been revised to match the uniform appearance of the window design and proportions of the windows in the floors below and would be considered acceptable. The existing building has a lift overrun which measures 9.32 sq. m and 2.54m in height. This would be relocated on the roof of the extension once constructed. The addition would be considered an incidental accretion at roof level and would not add any harmful additional bulk and this level. The lift overrun would be rendered to match the existing which would be considered acceptable. New roof lights and 2 new retractable louvred roof panels would be installed within the roof of the extension. Details of these elements have not been provided and a condition would be attached to ensure they are submitted.

3.11 Concerns have been raised by some of the residents with regard to the increased height the proposed extension would add to the site and the overbearing impact it would have on the appearance of the host building and the surrounding area. The principle of the development is already set by the provisions within Class 20 Part A. In this instance, the erection of a 2.8m high roof extension to the existing building is not considered to add an excessive amount of bulk and scale to the building and would not appear out of context with the prevailing size and height of nearby buildings in the surrounding area and is considered acceptable.

3.12 The overall size, scale and design of the proposed extension would be considered acceptable. Detailed drawings and material samples for the proposed extension would be secured by condition.

3.13 The proposal would therefore be acceptable under condition AB2 (1) e.

(f) the provision of adequate natural light in all habitable rooms of the new dwellinghouses

3.14 The new flat would be dual aspect. All habitable rooms would be served by at least one window none of which would be north facing. It is considered that the habitable rooms of the new flat would receive adequate levels of natural light

(g) impact on the amenity of the existing building and neighbouring premises included overlooking, privacy and loss of light.

3.15 A daylight and sunlight study has been submitted to support the prior approval application. The report assessed the existing flats within the host building, and neighbouring properties included Searle House, Kingsland, Regent Heights, and Parkwood.

3.16 The report demonstrates that the proposed scheme would not cause a noticeable change in daylight levels to existing properties around the site. Of the 355 windows tested, only 1 window on the 7th floor of Barrie House would fail the BRE targets for daylight Vertical Sky Component (VSC). The daylight level to this room (identified as a kitchen) would be 25.72% against the recommended target level of 27%. Given the modest shortfall of 1.28% below the recommended target level in daylight levels that would be experienced in this room it is considered that overall the affected flat will continue to receive a good level of daylight to the habitable rooms.

3.17 The existing properties within Barrie House itself and the surrounding properties would still receive adequate annual probably sunlight hours and adequate sunlight hours during the winter period.

3.18 The proposal would not introduce any additional harmful overlooking to the windows of the existing building and neighbouring properties. Only oblique views could be gained from the windows in the side of the proposed extension down to the windows of the flats below which would not result in any direct harmful overlooking. The properties fronting St Edmunds Terrace to the west, particularly no 34 are approximately 18.9m away at its closest point. This relationship is considered satisfactory. The closest windows in properties in 1-45 Searle House that face onto the site are approximately 25m away from the proposed extension. The proposal would have a satisfactory relationship with 22 St Edmunds Terrace and properties within Kingsland, Broxwood Way in terms of privacy and overlooking.

3.19 The flat roof of the extension would measure approximately 195 sq. m. In order to ensure that the flat roof of the newly extended building would not be used as a roof terrace by any of the residents a condition would be attached to restrict its access for maintenance purposes only. A roof terrace of this size could accommodate a significant number of people and could result in associated noise and disturbance to neighbouring local residents within close proximity to the site.

(h) impact on protected views

3.19 The application site is not located within a protected view as identified by the London Plan. Therefore, the proposed single storey roof extension would not encroach on any protected views / viewing corridors.

(j) Where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building

3.20 A Fire Statement has been submitted and reviewed by the Health and Safety Executive. They have confirmed that they are satisfied with the fire safety design.

4.0 RECOMMENDATION

4.1 Prior approval required – approval granted subject to s106 legal agreement. The heads of terms would include the following:

- Car-free development

- Construction management plan and associated implementation support contribution of £4,194 and Impact Bond of £8,000
- Financial contribution towards 1 on-street long stay cycle space within a 6 bike hangar of £1,440.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd April 2024, 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: 2022/3705/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 17 April 2024

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Arthurs Planning and Development
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DRAFT

DECISION

Dear Sir/Madam

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

Barrie House
29 St Edmund's Terrace
London
NW8 7QH

Description of the proposed development:

Erection of one additional storey to provide 1 residential unit on the roof of the residential block of flats including 2 internal terrace areas and installation of a new plant enclosure to the roof.

Details approved by the local planning authority:

Drawing Nos: 000; 001 (Existing Site plan); 001 (Block Plan); 007; 008; 010; 011; 012; 100.P8.a Rev A; 101.P7; 102.PR.a Rev A; 201.PE.a rev A; 202PE.a Rev A; 203PS.a Rev A; ; Daylight and Sunlight Report for the proposed roof extension at Barrie House prepared by Hollis dated 13/10/2021 (ref 109811-100/IM/SM/jdp).

Conditions:

- 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 developer must notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion. Such notification should include the name of the developer, the address of the location of the development and the completion date.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
000; 001 (Existing Site plan); 001 (Block Plan); 007; 008; 010; 011; 012;
100.P8.a Rev A; 101.P7; 102.PR.a Rev A; 201.PE.a rev A; 202PE.a Rev A;
203PS.a Rev A; ; Daylight and Sunlight Report for the proposed roof extension at Barrie House prepared by Hollis dated 13/10/2021 (ref 109811-100/IM/SM/jdp).

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

- 4 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) Plan, elevation and section drawings of all external windows, doors, rooflights and retractable louvred roof panels at a scale of 1:10

b) Manufacturer's specification details of all facing materials including windows, door frames, glazing and brickwork.

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 of the London Borough of Camden Local Plan 2017.

- 5 The residential unit hereby approved are to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 6 The flat roof of the development hereby approved shall be accessed for maintenance purposes only and shall not be used as an external roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 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.
- 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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.