

Mr Kishor Vekaria
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West Hendon
NW9 7ED

Application Ref: **2012/6663/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

6 September 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
33 Wicklow Street
London
WC1X 9JX

Proposal:

Proposal: Erection of part four storey/part three storey building to accommodate six residential units (comprising, 2x3 bed 3x2 bed units and 1x bed studio) units (Class C3) on existing vacant plot.

Drawing Nos: Site Location Plan (Ref: PL00); (Prefix: PL): 01; 02; 03; 04 Rev G; 05 Rev H; 06 Rev H; 07 Rev G; 08 Rev G; 09 Rev I; 10 Rev H; 11 Rev G; 12 Rev C; 13, A(21)0; Design and Access Statement by Studio V Architects dated November 2012; Heritage Statement by Heritage Collective LLP dated November 2012; Sunlight/Daylight Report by CHP Surveyors Limited dated 29th October 2012; Code for Sustainable Homes by Briary Energy Consultants (Ref: BEC/STUDIOV/WICK); Regulation Compliance Report dated 20 November 2012; Sustainability Statement by Briary Energy Consultants dated 19th November 2012; Sap, Sbem, Breeam, Code assessments, Energy Statements, Thermal modelling, Air testing and Sound testing by Briary Energy Consultants; Geotechnical and Geoenvironmental Interpretative Report by Ramboll dated November 2011 (Ref:7588); Acoustic Report dated October 2012 (Ref: 120903-001A); Letter by ACA Acoustics dated 2nd May 2013 (Ref: 120903-002); Email dated 29th May 2013 in respect of proposed



mechanical ventilation system

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 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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) Section drawings of the typical facade detailing Corium tiles and quoins at a scale of 1:10

- c) A sample panel for the brickwork (no less than 1m by 1m) showing the brick type, colour, bond, mortar mix, joint width and pointing type (to be provided on site for inspection by the local authority);

- d) Samples of all other facing materials (including metal cladding, timber boarding, render, roof covering and parapet coping);

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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 All windows (other than those specifically indicated on the plans as clear glass) at first, second and third floor levels on the south elevation shall, be of obscured glass and fixed shut to a level of 1.7m above finished floor level and shall be permanently retained and as such at all times throughout the use of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5

(Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 No plant shall be fixed to the external parts of the building unless with the prior written consent of the local planning authority. Details of the location of any such plant and its associated housing, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to its installation.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 To mitigate vibration, the development shall be designed with resilient foundations to achieve a minimum of 85% isolation efficiency between 25Hz and 200Hz., and the building shall be constructed in accordance with the mitigation measures as outlined in the Acoustic Report by ACA Acoustic dated October 2012 (Ref: 120903-001A) and shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the residential units details of the proposed mechanical ventilation system shall be submitted to and approved by the Local Planning Authority in writing. The mechanical ventilation system shall be implemented in accordance with the details thus approved and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance

with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development commences, details of the cycle storage facilities for 6 cycles as shown on drawing no PL04 G shall be submitted to and approved by the local planning authority in writing. 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 CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of

development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:-(Prefix: PL): 01; 02; 03; 04 Rev G; 05 Rev H; 06 Rev H; 07 Rev G; 08 Rev G; 09 Rev I; 10 Rev H; 11 Rev G; 12 Rev C; 13, A(21)0; Design and Access Statement by Studio V Architects dated November 2012; Heritage Statement by Heritage Collective LLP dated November 2012; Sunlight/Daylight Report by CHP Surveyors Limited dated 29th October 2012; Code for Sustainable Homes by Briary Energy Consultants (Ref: BEC/STUDIOV/WICK); Regulation Compliance Report dated 20 November 2012; Sustainability Statement by Briary Energy Consultants dated 19th November 2012; Geotechnical and Geoenvironmental Interpretative Report by Ramboll dated November 2011 (Ref:7588); Acoustic Report dated October 2012 (Ref: 120903-001A); Letter by ACA Acoustics dated 2nd May 2013 (Ref: 120903-002); Email dated 29th May 2013 in respect of proposed mechanical ventilation system

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

Informative(s):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 With regard to condition no. 7 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 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.
- 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 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.
- 8 With regard to condition 10 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated->

land/, or
from the Environment Agency at www.environment-agency.gov.uk.

- 9 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 10 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS3 (Other highly accessible areas); CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS9 (Achieving a successful Central London); CS11 (Promoting sustainable and efficient travel); CS13 (Tackling climate change through promoting higher environmental standards); CS14 (Promoting high quality places and conserving our heritage); CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); CS16 (Improving Camden's health and well being); CS17 (Making Camden a safer place); CS18 (Dealing with our waste and encouraging recycling); CS19 (Delivering and monitoring the Core Strategy); and with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP2(Making full use of Camden's capacity for housing); DP3 (Contributions to the supply of affordable housing); DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair homes); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking standards and the availability of car parking); DP19 (Managing the impact of parking); DP20 (Movement of goods and materials); DP22 (Promoting sustainable design and construction); DP23 (Water); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and vibration); DP29 (Improving access); DP32 (Air quality and Camden's Clear Zone).

- 11 Reasons for granting planning permission continued....

Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- the provision of a high standard of design having regard for local context, the provision of additional homes within the borough, improvements to the public realm by virtue of bringing an otherwise derelict site back into beneficial use, providing a sustainable development and improving biodiversity at the site by virtue of the proposed green roof.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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