

Streetscene looking east towards application site



South (Corwndale Road) elevation



West (Bayham Street) elevation



Internal photograph at basement floor level looking towards proposed front entrance door



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	a) 28/06/2013 b) 27/06/2013
		N/A / attached		Consultation Expiry Date:	a) 06/06/2013 b) N/A
Officer			Application Number(s)		
Jonathan Markwell			a) 2013/1812/P b) 2013/2568/A		
Application Address			Drawing Numbers		
72 D Crowndale Road London NW1 1TP			Please see decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
a) Change of use of basement and ground floor from office (Class B1) to financial and professional services (Class A2) at ground floor and 1x1-bed self-contained flat (Class C3) at basement floor, replacement of shopfront, creation of front lightwell including installation of staircase and railings and associated works. b) Display of projecting sign and two externally illuminated fascia signs to shopfront					
Recommendation(s):		a) Grant Planning Permission subject to a S106 Legal Agreement b) Grant Advertisement Consent			
Application Type:		a) Full Planning Permission b) Advertisement Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers (2013/1812/P only):	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was erected on 10/05/2013, expiring on 31/05/2013. A press notice was published on 16/05/13, expiring on 06/06/13.</p> <p>No responses have been received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Town CAAC was formally consulted and object to the proposals:</p> <ul style="list-style-type: none"> - No objection to the change of use for the shop or to the proposals for the self-contained flat. - However we do object to the proposals for the South and West elevations of the proposed shop fronts. - On the North side of Crowndale Road are Nos 48-72, one of the oldest surviving terraces in Camden Town, appearing on the Thompson map of 1801/1804. The terrace is likely to date from the late 18th century but is not listed probably because there have been some unsightly roof alterations and many of the buildings are in a poor state of repair. - The shop windows of No 72 probably do not go back that far, although the corner front door may indicate it has been a shop for some time. - The building is on an important street corner of our Conservation Area and we do not want to alter its existing character. - The proposals would alter that character. On the proposed South elevation the shop window is one continuous sheet of glass, losing the existing four divisions and there is the loss of one of the existing pilasters. - On the West elevation the sill of the window has been lowered, and although narrower, is just one single sheet of glass without divisions. The existing pilaster on the right has gone. - A new door with plate glass window has been created with an aluminium frame, an unsuitable material for a building of this date. - Generally, the proposed materials are inappropriate for this building and particularly the two aluminium fascias with trough lighting. - Such proposals are not in keeping with a building of this date and would give out the wrong signals for this Conservation Area. <p>Officer response: Please see paragraph 1.3 - the pilasters originally proposed to be removed are, following revisions during the course of the application, now sought to be retained. In addition the two fascia signs and projecting sign will be hardwood timber with painted lettering (they were originally annotated on the plans to be aluminium powder coated). Please see section 4 of the assessment regarding other matters raised.</p>					
Site Description						

The application site comprises a basement, ground, first, second and mansard third storey end-of-terrace building located on the north side of Crowndale Road, at the junction with Bayham Street (to the west). The building comprises vacant offices (as per the relevant planning history – see below) at basement and ground floor level, with Flats A, B and C above on the upper floors. The planning history reveals that prior to the application in 1976 the basement was previously in use as a flat (see below). This part of the building was in the ownership of LB Camden until earlier in 2013.

The application site does not comprise a listed building but is located within Camden Town Conservation Area. Within the conservation area statement the terrace of which the application site forms a part is referred to as follows: *Opposite on the north side set back behind sizeable front gardens, is Nos 48-72, one of the oldest surviving terraces in Camden Town (appearing on the Thompson map of 1801/1804), albeit much altered and in need of some restoration. The terrace is likely to date from the late 18th century, and was originally known as Gloucester Place. Its architectural treatment is much plainer [than the south side – outlined below], with yellow stock brick facades adhering to the classical proportions of the Georgian period. Several houses retain their original doors and windows as well as their original mansards. However, at the western end of the terrace the roofline has been broken by unsightly roof extensions (Nos 64 and 68). No 56 is in a poor state of repair, and several properties suffer from inappropriate front boundary treatments.* Furthermore the entire terrace at No's 48-72, thereby including the application site building, is identified as making a positive contribution to the character and appearance of the conservation area. In relation to the shopfront, the application site building is not identified as an historic shopfront within appendix 4 of the Conservation Area Appraisal.

On the opposite side to the application site of Crowndale Road the terrace is grade II listed and referenced in the Conservation Area Appraisal as follows *On the south side Nos 31-53 consists of a grade II listed terrace erected in the 1840s on the Duke of Bedford's land. Set back behind front gardens with railings, the houses are of three storeys raised on basements. Constructed from yellow stock brick, they have stucco ornament including rustication at lower level and a corniced parapet, as well as delicate cast-iron first-floor balconies.*

Opposite the application site to the west, beyond Bayham Street, is the Hope and Anchor Public House and beyond this is the grade II listed Koko (previously known as the Camden Palace), at which point is the junction with Camden High Street, the Crowndale Centre and Mornington Crescent underground station. Consequently the surrounding area is a mix of residential and commercial uses.

The application site is outside of a designated town centre, with the boundary to Camden Town town centre being Bayham Street (immediately to the west of the site). The site is within St Pancras and Somers Town ward, although the ward boundary with Regent's Park ward is Bayham Street (to the west) and Crowndale Road (to the south). The application site is located within a highly accessible location in terms of public transport, with a PTAL rating of 6a and also being within a controlled parking zone (CPZ). In 2007 1.16 permits had been issued for every 1 space within the CPZ, making it a highly stressed parking location.

Relevant History

22503 - Use of two basement rooms for storage in connection with retail use on ground floor. Granted 18/05/1976 for a limited period until 31/05/1978.

26487 - Continued use, for a limited period, of the two basement rooms for Storage in connection with the retail use on the ground floor. Granted 07/07/1978 for a limited period until 14/05/1981.

34943 - The use of the basement and ground floors as a retail shop, together with the installation of a new shop front and associated elevational alterations and the use of the upper floors as 3 self-contained bedsitting units. Granted 26/11/1982.

9501889 - Change of use of the ground floor and the basement from retail to offices (B1). Granted 02/02/1996.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS4 Areas of more limited change
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS7 Promoting Camden's centres and shops
CS8 Promoting a successful and inclusive Camden economy
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage
CS18 Dealing with our waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy
DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair homes
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP13 Employment sites and premises
DP17 Walking, cycling and public transport
DP18 Parking standards and the availability of car parking
DP20 Movement of goods and materials
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells
DP29 Improving access
DP30 Shopfronts

Camden Planning Guidance 2011 (CPG)

Camden Town Conservation Area Appraisal and Management Plan 2007

NPPF

London Plan 2011

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

Assessment

1. Introduction

1.1 Planning permission is sought for the change of use of the existing basement and ground floors from office (Class B1) to financial and professional services (Class A2) at ground floor level and 1x1-bed self-contained flat (Class C3) at basement floor level. To facilitate the proposed Class A2 use it is proposed to replace the existing shopfront, including altering the position of the entrance door from the junction of Bayham Street and Crowndale Road to Bayham Street. To facilitate the Class C3 use a front (Crowndale Road) lightwell is proposed, which includes the installation of a staircase and railings and associated works such as the levelling of the forecourt area surrounding the building.

1.2 Advertisement consent is sought for the display of one projecting sign facing onto Crowndale Road and two externally illuminated fascia signs (one on the Bayham Street frontage and one on the Crowndale Road frontage) to the shopfront. Trough lighting positioned above and angled down towards the fascia will be provided at a luminance level of 200cd/m.

1.3 During the course of the application the lawful use of the basement floor has (following consideration of the planning history outlined above) been established to be Class B1. The applicant originally outlined this to be Class B8. The description of development has been amended accordingly. Furthermore, additional information has been submitted regarding the policy justification for the loss of the existing office floorspace and an originally shown bin storage area within the forecourt area (outside of the red line ownership of the applicant according to the site location plan) has been omitted during the course of the application. After additional information was submitted the Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2013 was published and this has subsequently also been taken into account. In addition, the shopfront design has been amended to retain pilasters (which were originally sought to be removed) and the applicant has indicated on the revised plans submitted that the two fascia signs and projecting sign will be hardwood timber with painted lettering (they were originally annotated on the plans to be aluminium powder coated).

2. Land use considerations

2.1 It has been ascertained from the planning history of the site that the lawful use of the basement and ground floors of the building is Class B1. The applicant has submitted commentary seeking to address policies CS8 and DP13 of the LDF, which generally seek to protect and retain business floorspace within the borough. In this regard the applicant has confirmed that the building has been vacant for 4 years (having been purchased by the applicant from LB Camden earlier in 2013) without interest in continued B1 use (the condition of the building meant marketing was not carried out). Furthermore the site is located outside of a designated industry area (and not in close proximity to such uses), has no on-site parking, is small scale in nature at ground and basement floor and was visibly in a poor condition at the time of the officer site visit. With these factors in mind it is considered that there is limited scope for a business use to continue and the premises are not suitable for any other Class B use.

2.2 Moreover, during the course of the application the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 was published on 30th May 2013. Under Class D a change of use from Class B1 to Class A2 is permitted development for a temporary period of 2 years (from 30/05/13) within unlisted buildings below 150sqm in size such as this. Under Class J a change of use of a building from office (Class B1a) to Class C3 is permitted development (temporary provision until 30 May 2016) within an unlisted building outside of the Central Activities Zone such as this. With this context in mind, together with the information submitted by the applicant, the loss of the existing use at the site is considered to have been satisfactorily established.

2.3 Given that the loss of Class B1 is considered to have been justified, the principle of Class C3

accommodation at basement floor level is appropriate in line with DP13, CS6 and DP2. Housing is the priority land use of the LDF and this proposal would add to the housing stock in the borough. In terms of the Class A2 use proposed, policy CS13 states residential or community uses are appropriate where loss of B1 is accepted. This is not proposed at ground floor level, where a Class A2 use is proposed. However, with policies CS7 (where support is allowed for small shops outside centres to meet local needs) and DP12 in mind, as well as the context of the existing nature of the application site building, the location adjacent to Camden Town designated town centre and the permitted development order of 2013 (discussed in 2.2 above), it is therefore considered that the introduction of a Class A2 use in this location is considered appropriate.

3. Quality of accommodation

3.1 In terms of the proposed Class A2 accommodation, it is shown that the 40.7m² proposed accommodation will be largely open plan, supplemented by a meeting room and toilet/kitchenette facilities. Thus the proposed scheme is suitably flexible and will provide future occupiers with a viable space for future use.

3.2 The proposed residential accommodation, a 1-bed, 2-person unit, is located at basement floor level. The overall flat size of the 1-bed unit is 41.5m², which is acknowledged to be below the 48m² minimum standard for 1-bed 2-person units within CPG guidance and the 50m² standard of the London Plan. However, in this instance, given the physical constraints of the site, the adequate size of the proposed bedroom (12m²), the fact that the removal of an internal wall could facilitate the unit becoming a studio space (for which the minimum floorspace standards are 32m² in CPG and 37m² in London Plan – both of which the proposed scheme exceeds) and the other considerations outlined below, the proposal is on balance considered to provide adequate accommodation for future occupiers.

3.3 In respect of the amount of light afforded to the proposed accommodation, the applicant has demonstrated that sufficient light (more than 10% of the floor area of the room – as per CPG guidance) will be received in the combined kitchen/living/dining space at the front of the site (through the proposed glazed door and window adjacent to the proposed lightwell) and the rear bedroom (through the rear double doors leading to the rear amenity space). Given the constraints of the site and the information submitted by the applicant it is considered that an adequate standard of accommodation would be provided for future occupiers in this regard.

3.4 The unit also benefits from an outdoor amenity space to the rear of the site, regularly shaped rooms, natural ventilation and turning spaces, adequate floor to ceiling heights (2.15m), dedicated storage spaces and suitable means of escape.

3.5 Regarding waste and recyclables storage, a space within the basement lightwell store provides suitable accommodation for such facilities. Future occupiers will be able to transfer waste and recyclables to ground floor level on the day of collections to allow kerbside collection. Such arrangements, given the context of the application site, are considered appropriate rather than dedicated ground floor facilities.

3.6 In terms of lifetime home standards, the applicant has submitted a lifetime homes standards statement demonstrating where the proposed scheme will / will not be able to adhere to lifetime homes standards. It is shown that criteria 1, 3, 5, 6, 7, 10, 12, 14 and 15 have been considered. Owing to the basement location of the unit it is acknowledged that a number of standards would not be able to be met. However, dimensions are shown on the plans and detailed in the commentary provided illustrating areas where standards will be able to be met, most notably the internal circulation spaces, hallway and doorways, bathroom and window heights. Hence a condition will ensure the standards said to be met are implemented in the proposed scheme.

3.7 With regard to cycle parking, there is a requirement for one cycle storage space to be provided. However, given the basement location of the residential unit and subsequent inherent physical constraints, it is considered that the non-provision of cycle parking in this instance is able to be considered appropriate.

3.8 In overall terms it is considered that the standard of accommodation for future occupiers will be adequate.

4. Design

4.1 The proposal seeks to replace existing pavement lights with a lightwell fronting onto Crowndale Road. With regard to the proposed lightwell it is noted that within the entire terrace at No's 48-72, barring the application site building, include existing lightwells. These exist in a number of forms, some without associated railings (No. 48), some comprising railings without external access (No's 50, 60, 62, 64, 66, 68) and some with railings and gates/steps leading to external access to the basement level (No's 52, 54, 56, 58, 70). Although it is acknowledged that the application site contrasts to the rest of the terrace, given it comprises a commercial forecourt area rather than the domestic front amenity space and boundary walls of the remainder of the terrace, the principle of providing a lightwell in this location is considered to have been established by virtue of the existing context.

4.2 It is also acknowledged that CPG1 paragraph 7.12 notes that creating open lightwells with railings in front of a shopfront is not generally acceptable as it prevents window shopping and disrupts the buildings relationship to the rhythm of the street. However in this instance, owing to the unit being a corner property a sufficient area of space to allow window shopping would remain and given it comprises shopfront in isolation from the rest of the terrace (in domestic use) there is no rhythm to significantly disrupt. Hence the principle of a lightwell with railings in this location is considered appropriate.

4.3 In terms of the detailed design of the railings and steps associated with the proposed lightwell, black metal railings are proposed, alongside a gate and stairs down to the basement. The design is considered to be suitable within the context of the area.

4.4 In terms of the replacement shopfront, it is worthy to note that the shopfront is not identified as an historic shopfront within appendix 4 of the Conservation Area Appraisal. Moreover, the proposed replacement shopfront follows the general principles outlined in CPG1 Ch7, with elements of glazing (largely single sheets of glazing, with the loss of the existing divisions not considered to cause harm to the overall character/appearance of the building) complemented by a suitably sized/positioned fascia, fanlight above the entrance door, stallriser, pilasters and plinths. The predominantly proposed material of timber aligns with the existing and traditional material of this shopfront. The proposed signage will also be a timber material with painted lettering, which is considered to be appropriate. This will be complemented by trough lighting from above, which is considered to be suitably discreet, of an appropriate luminance level and static in nature (see amenity section below for more details). The access is also improved to enable step free access for all to the ground floor of the building. The proposed plans indicate adverts behind the shopfront, in line with the intended Class A2 use. Given these are located internally there is no control over this element of the proposals.

4.5 Thus in overall terms the proposals are considered to be suitably designed in relation to the host building, preserving and enhancing the character and appearance of this part of the conservation area.

5. Amenity

5.1 In terms of amenity for neighbouring and nearby occupiers the proposed residential accommodation is not considered to give rise to any outlook, overlooking, sunlight/daylight, noise and

disturbance (owing to the limited footprint of the proposed rear amenity space) or light pollution. No significant security or crime implications are envisaged as a result of the enclosed lightwell. Moreover, surveillance and security of the building is likely to be improved with these floors of the building being in active use, as opposed to being vacant (as has been the case for the previous 4 years).

5.2 In terms of the proposed Class A2 use, it is not considered necessary (owing to the nature of the Class A2 use and the limited size of the space - 40.7m²) or appropriate to stipulate an hours condition on the proposed operation of the site.

5.3 The Town and Country Planning (Control of Advertisements) Regulations 2007 permits the Council to only consider amenity and public safety matters in determining advertisement consent applications.

5.4 CPG (paragraph 8.12) states that the type and appearance of illumination should be sympathetic to the design of the building on which it is located and that the method of illumination should also be determined by the design of the building. It goes on to state (in paragraph 8.13) that trough lighting should be fixed and sized as discreetly as possible. CPG also considers that signs which are unsympathetically designed can cause significant harm to the building and townscape and therefore they should relate well to the character, scale and architectural features of the building and respect their local context (paragraph 7.13).

5.5 It is not considered that the two signs would be unduly obtrusive in the street scene or disturb residents or occupiers and complies with Camden's Design Guidance as the illumination is external, relates well to the replacement shopfront frontage, is static at an acceptable luminance level and does not obstruct original architectural features.

5.6 In terms of public safety, the location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

6. Transport

6.1 As indicated in the site description section above, the application site is located within a controlled parking zone and has a public transport accessibility level of 6a, meaning it is in a highly accessible location. Therefore, in line with policies CS11, DP18 and CPG7 this development will be required to be made car-free, as secured via a S106 Legal Agreement. In practice this means that future occupiers of the ground/basement floors will not be able to apply for on-street parking permits. The applicant has indicated a willingness to enter into the S106 Legal Agreement on this basis.

6.2 The proposed change of use, as a result of the previous paragraph, is not considered to result in any significant increase in vehicular movements when compared with those possible from the existing lawful use of the basement / ground floors of the building.

7. Other matters

7.1 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the scheme seeks to create a residential unit. The CIL is collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached to the decision notice advising the applicant of the CIL requirement.

8. Recommendation:

8.1 Grant Planning Permission subject to a S106 Legal Agreement for car-free development.

8.2 Grant Advertisement Consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 17 June 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

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planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/1812/P**

12 June 2013

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
72 D Crowndale Road
London
NW1 1TP

Proposal:
Change of use of basement and ground floor from office (Class B1) to financial and professional services (Class A2) at ground floor and 1x1-bed self-contained flat (Class C3) at basement floor, replacement of shopfront, creation of front lightwell including installation of staircase and railings and associated works.

Drawing Nos: Site Location Plan A0500; A04600; A04000; A04000 Rev A Existing South and West Elevations; A72600 Rev A; A22000; A22100 Rev B; A71000 Rev A; Design and Access Statement by ttsp dated March 2013 Rev A; Lifetime Homes Criteria Report reference NBrewster:2884.a by ttsp dated 02/05/13; Email from ttsp dated 29/05/2013.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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

- 3 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 the new residential unit.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan A0500; A04600; A04000; A04000 Rev A Existing South and West Elevations; A72600 Rev A; A22000; A22100 Rev B; A71000 Rev A; Design and Access Statement by ttsp dated March 2013 Rev A; Lifetime Homes Criteria Report reference NBrewster:2884.a by ttsp dated 02/05/13; Email from ttsp dated 29/05/2013.

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

Informative(s):

- 1 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).

- 2 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.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS7 (Promoting Camden's centres and shops), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), CS18 (Dealing with our waste and encouraging recycling) and CS19 (Delivering and monitoring the Core Strategy) and 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), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP13 (Employment sites and premises), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP20 (Movement of goods and materials), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP29 (Improving access) and DP30 (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 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 need to be 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

- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 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 With regard to condition no. 3 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.
- 8 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 9 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.
- 10 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.
- 11 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.

- 12 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>.
- 13 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.

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.

Yours faithfully

Culture and Environment Directorate

DECISION

TTSP
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Application Ref: **2013/2568/A**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

12 June 2013

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Advertisement Consent Granted

Address:
72D Crowndale Road
London
NW1 1TP

DECISION

Proposal:
Display of projecting sign and two externally illuminated fascia signs to shopfront

Drawing Nos: Site Location Plan A0500; A04000 Rev A; A22100 Rev B; A71000 Rev A.

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)