

Simon Miller
Simon Miller Architects Ltd
12 Forres Gardens
Temple Fortune
London
NW11 7EX

Application Ref: **2012/3167/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

17 April 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:
1 - 2 Wilmot Place
London
NW1 9JS

Proposal:

Erection of a 3rd floor roof extension to provide two 1 bedroom self-contained flats (Class C3), with associated increase in the height of parapet, installation of 9 rooflights and 6 solar panels and a green roof; creation of a rear roof terrace with glass balustrade at third floor level; alteration of fenestration at first and second floor levels on front elevation and rendering of brickwork on all elevations; retention and alteration of commercial façade at the ground floor level including removal of garage and installation of white painted render plus creation of new ramped access on forecourt

Drawing Nos: Site location plan (299/OS); APEX/E01; APEX/E02; APEX/E03; APEX/E04; APEX/E05; APEX/E06; APEX/E07; 299 PL00 REV C; 299 PL01; 299 PL02; 299 PL03 REV A; 299 PL04 REV C; 299 PL05 REV A; 299 PL06 REV A; 299 PL07 REV A; 299 PL08; 299 PL33; Lifetimes Homes Statement, prepared by Simon Miller Ltd, dated 03/07/2012; Daylight and Sunlight Report, prepared by CHP Surveyors Ltd, dated 12/06/2012; Sustainability Report, prepared by Simon Miller Ltd, dated 07/2012.



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 Council before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) A sample panel of all facing materials including manufacturers details, to be erected on-site.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan (299/OS); APEX/E01; APEX/E02; APEX/E03; APEX/E04; APEX/E05; APEX/E06; APEX/E07; 299 PL00 REV C; 299 PL01; 299 PL02; 299 PL03 REV A; 299 PL04 REV C; 299 PL05 REV A; 299 PL06 REV A; 299 PL07 REV A; 299 PL08; 299 PL33; Lifetimes Homes Statement, prepared by Simon Miller Ltd, dated 03/07/2012; Daylight and Sunlight Report, prepared by CHP Surveyors Ltd, dated 12/06/2012; Sustainability Report, prepared by Simon Miller Ltd, dated 07/2012.

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

- 4 The street tree adjoining the site shall be retained and protected from damage during construction work in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to first occupation of the buildings, details of the solar panels to be installed on the building shall be submitted to and approved by the Local Planning Authority. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The panels shall be installed in full accordance with the approved details and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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, CS15 and CS16 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.

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 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>.
- 4 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.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £5,400 (108sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.
- 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 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); 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); 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); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking standards and limiting the availability of car parking); DP19 (Managing the impact of parking); DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP31 (Provision of, and improvement to, open space and outdoor sport and recreation facilities), DP32 (Air Quality and Camden's Clear Zone). For a more detailed

understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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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