

Mr Frederik Akuffo
Autor LTD
28-29 Great Sutton Street
London
EC1V 0DS

Application Ref: **2012/3161/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

31 October 2012

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:

Site to rear of Kentish Town Sports Centre
Willes Road
London
NW5 3DS

Proposal:

The addition of a basement (Class C3) in conjunction with the erection of 2 x 3-storey town houses fronting Willes Road previously approved on 18/05/2012 (Ref. 2012/1549/P) as an amendment to planning permission granted on 13/05/2008 (Ref: 2007/4426/P -for refurbishment and restoration of the sports centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats and 1 x 4 bed town house on Grafton Road and 3 x 3 bed town houses on Willes Road).

Drawing Nos: 0110 Rev A, 1410 Rev C, 1411 Rev B, 1412 Rev B, 2410 Rev B, 3410 Rev B, 3411 Rev B; Basement Impact Assessment Report by Edge Structures dated 29 August 2012; Topographical Survey drwg JKK7218_1 Rev C; Site Investigation Report ref. C11019 dated Aug 2007; Code for Sustainable Homes Pre-Assessment Report by Stroma Certified; Sustainable Design and Construction Statement & Energy Statement by eb7 dated 27th June 2012; Arboricultural Impact Assessment by ACD dated 19 Oct 2012; Construction Management Plan by Kutner Associates dated March 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 The facing brickwork shall be carried out in accordance with the Hoskins Ryton Brick Sample Panel as approved on 25/09/2012 under application reference 2012/3486/P or such other sample panel of which the details have first been submitted to and approved in writing by the local planning authority. The approved panel shall be retained on site until the work has been completed.

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 policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 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) Typical details of new railings at a scale of 1:10 including materials, finish and method of fixing into the plinth.

b) Section at 1:2 through proposed front balcony showing the method of supporting the structure.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical framing details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the first floor rear terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:- 0110 Rev A, 1410 Rev C, 1411 Rev B, 1412 Rev B, 2410 Rev B, 3410 Rev B, 3411 Rev B; Basement Impact Assessment Report by Edge Structures dated 29 August 2012; Topographical Survey drwg JKK7218_1 Rev C; Site Investigation Report ref. C11019 dated Aug 2007; Code for Sustainable Homes Pre-Assessment Report by Stroma Certified; Sustainable Design and Construction Statement & Energy Statement by eb7 dated 27th June 2012; Arboricultural Impact Assessment by ACD dated 19 Oct 2012; Construction Management Plan by Kutner Associates dated March 2012; Design detail drawings:- 3210 Rev A, 3211 Rev A, 3212 Rev A, 3213 Rev A, 3214 Rev A, 3215 Rev A, 3216 Rev A, 3217 Rev A, 3218 Rev A, 3219 Rev A.

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 Thames Water will aim to provide a minimum water pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the development. Prior approval should be sought from Thames Water where the developer proposes to connect to the public sewer and should any building works fall within 3 metres of the shared pipework outside the property boundary Thames water should be contacted. (For more information please refer to www.thameswater.co.uk).
- 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 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 CS5 - managing impact of growth, CS6 - providing quality homes, CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS14 - promoting high quality places and conserving our heritage, CS15 - parks, open spaces and biodiversity, CS17 - safer places, CS18 - waste and recycling, 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 - transport implications of development, DP17 - walking, cycling and public transport, DP18 - parking standards and limiting the availability of car parking, 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, DP31 - open space and outdoor recreation. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 6 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

- 7 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 £21,700 (434 sqm 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.
- 8 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444