

Mr Bob Hull
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

Application Ref: **2012/5370/P**
Please ask for: **Jason Traves**
Telephone: 020 7974 **2123**

4 December 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:
33 Conway Street
London
W1T 6BW

Proposal:

Erection of rear extension at lower ground and ground floor level, reinstatement of balcony at front first floor level all in connection with change of use of 1 dwelling house to 2 x self-contained maisonettes (1 x 3-bed, 1 x 4-bed) (Class C3).

Drawing Nos: Site Plan; Block Plan; Drgs prefix 22447: E01; E02; E03; P01D; P02D; P03D; Planning Statement (Oct 2012/PPD783); Design and Access Statement Incl. Heritage Statement (Oct 2012); Appendix 1 - Photographs; Internal Daylight and Sunlight Report (Ref 1155, dated 03 May 2012); Cluttons Initial Schedule of Works Rev A (Revised Proposal for 2 dwellings) (12R/22447 IDA Rev A - Nov 2012); Cluttons Lifetime Homes Compliance Schedule Rev C (12R/22939/IDA, Nov 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 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans prefix 22447: E01; E02; E03; P01D; P02D; P03D.

Reason:

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

- 4 Notwithstanding the plans hereby approved in condition 3 including drawings 22447/P/02D Section B-B and Section A-A Proposed and 22447/P/03D Section C-C and Section D-D, the raising of the rear parapet walls including party wall are deleted and do not form part of the planning application hereby approved.

Reason:

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

- 5 Notwithstanding the Lifetime Homes schedule and drawing 22447/P/01D Lower Ground Floor hereby approved, revised drawings shall be submitted for approval in writing prior to commencement, showing the redesign of the bedroom 1 ensuite.

Reason:

In the interest of securing high quality homes which meet the requirements of a wide range of future occupiers across their lifetime in accordance with Camden Policies CS6 and DP6.

- 6 The flat roof of the rear projection as shown on approved drawings 22447/P/01D First Floor, 22447/P/02D Section B-B & Section A-A Proposed, and 22447/P03D, shall not be used as a roof terrace for the lifetime of the development unless approved in writing by the Local Planning Authority.

Reason:

In the interest of neighbour amenity and preventing privacy and overlooking impacts of windows and outdoor amenity space in accordance with policies CS5, CS9 and DP26.

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. [Delegated]

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, 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, CS17 Making Camden a safer place, CS18 Dealing with our waste and encouraging 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 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, DP25 Conserving Camden's heritage, DP24 Securing high quality design, DP26 Managing the impact of development on occupiers and neighbours, DP27 Basements and lightwells. 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 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

- 5 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.

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