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Application Ref: **2012/2578/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

16 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
17 - 19 Ferdinand Street
London
NW1 8EU

Proposal:

Redevelopment of site to provide 418 sqm of office space (Class B1) at ground floor level and 16 self contained residential flats at first, second and third floor levels (11x 2-bedroom + 2x 1-bedroom market housing units and 1x 1-bedroom + 2 x 2b affordable housing units) (Class C3) with associated waste storage, cycle storage, plant room and landscaping, following demolition of existing two storey warehouse (Class B8).

Drawing Nos: Site Location Plan 1002.01A3; 02 A1; 03 A2; 04 A1; 05A-; 06A1; 07 A2; 08 A-; 09 A-; 10 A-; 11 A6; 12 A5; 13 A5; 14 A5; 15 A5; 16 A2; 17A4; 18 A3; 19 A2; 20 A2; 21 A-; 22 A2; 23 A3; 24 A4; 25 A2; 26 A3; 27 A1; Planning Statement prepared by DLP Planning May 2012; Energy Statement prepared by Create Consulting Engineers Ltd PS/CS/P11-282/01 rev A; Sustainability Statement prepared by Create Consulting Engineers Ltd PS/CS/P11-282/02 rev A; Daylight/Sunlight Report prepared by Create Consulting Engineers Ltd PS/CS/P11-282/02 rev A; Transport Statement prepared by Paul Mew Associates June 2012; Construction Management Plan prepared by Paul Mew Associates June 2012; Lifetime Homes Statement ref 1002/2 11 July 2012; Design and Access Statement ref 1002/2 11 July 2012; email from GLA Architecture & Design Ltd, 6



July 2012 entitled "affordable housing - 17-19 Ferdinand Street, London NW1 8EU - our ref 1002-2".

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1002.01A3; 02 A1; 03 A2; 04 A1; 05A-; 06A1; 07 A2; 08 A-; 09 A-; 10 A-; 11 A6; 12 A5; 13 A5, 14 A5; 15 A5; 16 A2; 17A4; 18 A3; 19 A2; 20 A2; 21 A-; 22 A2; 23 A3; 24 A4; 25 A2; 26 A3; 27 A1; Planning Statement prepared by DLP Planning May 2012; Energy Statement prepared by Create Consulting Engineers Ltd PS/CS/P11-282/01 rev A; Sustainability Statement prepared by Create Consulting Engineers Ltd PS/CS/P11-282/02 rev A; Daylight/Sunlight Report prepared by Create Consulting Engineers Ltd PS/CS/P11-282/02 rev A; Transport Statement prepared by Paul Mew Associates June 2012; Construction Management Plan prepared by Paul Mew Associates June 2012; Lifetime Homes Statement ref 1002/2 11 July 2012; Design and Access Statement ref 1002/2 11 July 2012; email from GLA Architecture & Design Ltd, 6 July 2012 entitled "affordable housing - 17-19 Ferdinand Street, London NW1 8EU - our ref 1002-2".

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

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample 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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The details of the windows, doors and balcony railings to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The proposed cycle storage area for 16 x cycles shall be provided in its entirety prior to the first occupation of any of the new residential units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies..

- 6 The proposed refuse storage area shall be provided in its entirety prior to the first occupation of any of the new residential units, and thereafter permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No development shall take place until: a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details. c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

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 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..

- 8 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.

- 9 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 and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by 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.

- 10 Prior to commencement of development, details of the ventilation duct(s) to the ground floor plant room shall be submitted and approved in writing by the Local Planning Authority (including design details and relevant acoustic information). The approved scheme shall thereafter be provided in its entirety prior to occupation of the residential units or the use of the ground floor commercial units, and permanently maintained and retained thereafter (including relevant acoustic isolation, sound attenuation and time clocks).

Reason: To safeguard the amenities of the adjoining premises and the area generally 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.

- 11 Prior to the commencement of development details of the gates and other relevant security measures (such as lighting and CCTV) shall be submitted to and approved in writing by the Local Planning Authority. The residential units shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To safeguard the safety and amenity of future residential occupants and the area generally in accordance with the requirements of policy CS17 (making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Notwithstanding the details approved on the approved drawings, details of a scheme for obscure glazing or other mitigation measure to limit direct overlooking between adjoining residential uses shall be submitted for the windows on the first, second and third floor windows on the south (rear) elevation associated with flats 6, 8 and 10 (denoted on approved plan 1002-17 A4) and the window of 'bedroom 1' associated with the first and second floor of flats 1 and 3. The approved details

shall be installed prior to the occupation of any of the aforementioned residential units hereby permitted, and shall be permanently retained and maintained thereafter.

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.

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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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

- 4 You are advised that should the existing single storey building at 10a Belmont Street, which abuts the courtyard elevation of the application building, not be demolished (as per 2011/4415/P) then the scheme hereby approved is likely to need amending to ensure that adequate access and sunlight/daylight can be achieved to the proposed residential units.
- 5 With regard to condition 11 you are advised that the plans currently show pedestrian access over land which appears to provide vehicular access to Kent House and this may not be acceptable. You are also advised that Kent House is a listed building and the gates should therefore be designed with this in mind.
- 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 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.
- 8 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 CS1 - Distribution of growth, CS3 - Other highly accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, 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 and encouraging biodiversity, 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 DP1 - Mixed use development, DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to the supply of affordable housing, DP4 - Minimising the loss of affordable housing, DP5 - Homes of different sizes, DP6 - Lifetime homes and wheelchair homes, DP13 - Employment premises and sites, 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, DP21 - Development connecting to the highway network , 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, DP29 - Improving access. Furthermore the proposal accords

- 9 with the specific policy requirements in respect of the following principle considerations:- The demolition of the existing building at 19 Ferdinand Street is considered acceptable. The proposed loss of B8 floorspace and its replacement with B1 floorspace is considered to be acceptable and appropriate given the site context. The proposed building is considered acceptable in terms of design as the overall height of the building broadly fits within the envelope of the existing building, the composition of the front façade provides a clear distinction between base, middle and top of the building, and the building has a contemporary character which reflects the industrial character of its neighbouring buildings in its materials and detailing. There are no detrimental impacts from the building on surrounding residential properties in terms of overlooking, overshadowing or outlook.
- 10 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.

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