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Application Ref: **2011/4902/P**  
Please ask for: **Amanda Peck**  
Telephone: 020 7974 **5885**

20 December 2011

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

### **Councils Own Permission Under Regulation 4 Granted**

Address:

**57-84 & 85-112 Makepeace Mansions**  
**Makepeace Avenue and 28-54 & 89-112 Holly Lodge Mansions**

**London**  
**N6 6HD**

Proposal:

Conversion of two blocks in Makepeace Mansions containing 56 non self contained units (Sui Generis) into 16 self contained flats (12 x two bedroom and 4 x three bedroom) and conversion of two blocks in Holly Lodge Mansions containing 61 non self contained units (Sui Generis) into 23 self contained flats (10 x one bedroom, 11 x two bedroom and 2 x three bedroom) and alterations including the replacement of existing single glazed windows with double glazed windows, provision of enclosed cycle storage areas, enclosed bin store (block 4), replacement of existing balconies to rear elevation, landscaping and replacement of main entrance doors.

Drawing Nos: Site Location Plan; 54147-AR-BL4-120 B; 121 C; 122 B; 123 B; 125 B; 126 B; 127 B; 128 B; 129 B; 130 A; 131 A; 132 A; 133 A; 101 A; 102 B; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 54147-AR-BL5-120 B; 121 C; 122 B; 123 B; 125 B; 126 B; 127 B; 128 A; 129 A; 130 A; 131 A; 101 A; 102 B; 110 A; 111 A; 112 B; 113 B; 114



A; 115 A; 116 A; 117 A; 54147-AR-BL6-120 C; 121 C; 122 C; 123 C; 125 B; 126 B; 127 A; 128 A; 129 A; 130 A; 131 A; 101 A; 102 D; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 54147-AR-BL7-120 B; 121 B; 122 B; 123 B; 124 B; 126 B; 127 B; 128 B; 129 A; 130 A; 131 A; 132 A; 101 A; 102 C; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 118 A; LPD/54157-BS-001 A; Affordable Housing Statement, including Affordability Matrix, HL compliant mix 110707 and HL phase 2 mix; Design and Access Statement 11.09.16; Energy Statement Report, dated September 2011

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; 54147-AR-BL4-120 B; 121 C; 122 B; 123 B; 125 B; 126 B; 127 B; 128 B; 129 B; 130 A; 131 A; 132 A; 133 A; 101 A; 102 B; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 54147-AR-BL5-120 B; 121 C; 122 B; 123 B; 125 B; 126 B; 127 B; 128 A; 129 A; 130 A; 131 A; 101 A; 102 B; 110 A; 111 A; 112 B; 113 B; 114 A; 115 A; 116 A; 117 A; 54147-AR-BL6-120 C; 121 C; 122 C; 123 C; 125 B; 126 B; 127 A; 128 A; 129 A; 130 A; 131 A; 101 A; 102 D; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 54147-AR-BL7-120 B; 121 B; 122 B; 123 B; 124 B; 126 B; 127 B; 128 B; 129 A; 130 A; 131 A; 132 A; 101 A; 102 C; 110 A; 111 A; 112 A; 113 A; 114 A; 115 A; 116 A; 117 A; 118 A; LPD/54157-BS-001 A; Affordable Housing Statement, including Affordability Matrix, HL compliant mix 110707 and HL phase 2 mix; Design and Access Statement 11.09.16; Energy Statement Report, dated September 2011.

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

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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 Before the development commences, details of the proposed cycle storage area for 39 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new 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.

- 5 \* The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing outlined in Annex B of PPS3 (Housing) or any subsequent Government guidance that supersedes this. The affordable housing units shall be permanently retained in affordable occupation as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the provision of affordable housing in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

- 6 \* Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the EcoHomes/Code for Sustainable Homes Pre Assessment Estimator and Design Stage Assessment and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 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.

- 7 \* No part of the development hereby approved shall be commenced until the Council has confirmed in writing that it has received full payment of the financial contribution which is to be applied to the provision of community facilities within the locality of the site and also within the borough, including but not restricted to the Holly Lodge Family Centre, as calculated in accordance with the Council's relevant policies and Planning Guidance.

Reason: To ensure that the education facilities in the area can cope with the additional residents in accordance with the requirements of policies CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 8 \* Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Energy Strategy Report and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency

measures in accordance with policies CS13 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     \* No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 5 - 8 above namely Affordable Housing (5), ecohomes/code for sustainable homes (6), Energy Strategy (7), Phase 2 (8).

Reason: In order to define the permission and to secure development in accordance with policy C19 of the London Borough of Camden Local Development Framework Core Strategy.

- 10    The details of the proposed ramp and associated handrails to the front of block 6 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 and DP25 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 2363).
- 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     The matters covered by conditions 5 - 8 above (also marked with an \*) are matters which would usually be incorporated into a Section 106 Agreement. On Council

own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of an interest in the Application Site the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document. This reflects the terms of condition 9 on the planning permission.

- 4 In the absence of a Section 106 agreement securing the matters covered by conditions 5 - 8 above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions 5 -8 (as provided in the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions 5 - 8 which are outstanding or ongoing.

#### 5 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), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), 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 & improving our parks & open spaces & encouraging biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair housing), DP9 (Student housing, bedsits and other housing with shared facilities), 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), DP28 (Noise and vibration), DP29 (Improving access). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: The standard of accommodation provided in the four blocks will be improved, sufficient affordable housing is provided, there would not be any adverse environmental affects on the surrounding area and a financial contribution towards community facilities has been secured.