

SIR



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7974 4444  
Fax 020 7974 1680  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Miss Laura Pullicino  
Jamie Fobert Architects  
5 Crescent Row  
London  
EC1Y 0SP

Application Ref: **2009/3968/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

30 March 2010

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:  
**1A Doughty Mews**  
**London**  
**WC1N 2PG**

#### Proposal:

Erection of a three-storey and basement single family dwellinghouse (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space with entrance off Roger Street.

Drawing Nos: Site Location Plan; 214\_PL\_100; 214\_PL\_102; 214\_PL\_103; 214\_PL\_104; 214\_PL\_105 Rev A; 214\_PL\_106 Rev A; 214\_PL\_107 Rev C, as received 10/12/2009; 214\_PL\_110; 214\_PL\_111; 214\_PL\_112 Rev A; 214\_PL\_120A, as received 12/10/2009; 214\_PL\_120 Rev A (Existing West Elevation Visual Image); 214\_PL\_121A Rev A; 214\_PL\_121 Rev A (Existing South Elevation Visual Image); 214\_PL\_122A Rev B; 214\_PL\_122 Rev B (Proposed West Elevation Visual Image); 214\_PL\_123A Rev B; 214\_PL\_123 Rev B (Proposed South Elevation Visual Image); 214\_PL\_124 Rev B; 214\_PL\_125 Rev B; 214\_PL\_126 Rev B; 214\_PL\_127 Rev B; 214\_PL\_128 Rev B; 214\_PL\_131 Rev A; 214\_PL\_132; 214\_PL\_133; 214\_PL\_134; 214\_PL\_135; 214\_PL\_136; 214\_PL\_137 Rev A; 214\_PL\_138 Rev A; 214\_PL\_139; Daylight and Sunlight and Overshadowing Report, prepared by GIA (Ref 1654); Letter from GIA, dated 16/10/2009; Therm Max DF100 (Specification Sheet for Solar Panels); A Factual Report of Site



Investigation, prepared by CSI (Ref 1612); Environmental Desk Study, prepared by Blue Signal Ltd; Desk Study and Ground Investigation Report Appendix, prepared by GEA (Ref J06215); Letter and supporting information (5 pages) del Buono Gazerwitz Ltd, as received 30/11/2009; Extension Green Roof Technical Information (7 pages).

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 A sample panel of all facing materials and fenestration details 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 policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to first occupation of the development a plan, showing details of bird boxes/swift bricks and their locations and types, shall be submitted to and approved in writing by the local planning authority. The boxes/bricks shall be installed in accordance with the approved plans prior to the occupation of the building and thereafter retained and maintained permanently.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the

requirements of policy N5 (Biodiversity) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Prior to works commencing, a plan showing details of the proposed tree planting at the second floor terrace area, including the dimensions of the tree pit, drainage of the tree pit and the tree species and size to be planted, shall be submitted to and approved in writing by the local planning authority. Tree planting details shall be implemented as per the approved details and permanently retained thereafter. If the tree dies within 5 years, it will be replaced with a tree of suitable size and species.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 (General design principles), N5 (Biodiversity) and N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The areas specified as terrace areas on the plans hereby approved shall only be used for such purposes; any other external area proposed shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking of the neighbouring premises in accordance with the requirement of policies SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 (Pedestrians and cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 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 (Class A) 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 B1 (General design principles) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks, is submitted and agreed in writing with the Local Planning Authority. The scheme

shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. After the commencement of its new use the site should not be capable of being determined as contaminated land under part IIA of the Environmental Protection Act 1990.

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 SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The approved remediation scheme shall be carried out in accordance with the agreed Remediation Scheme prior to the commencement of building works otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the agreed works. Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report), that demonstrates the effectiveness of the remediation carried out shall be submitted and agreed with the Local Planning Authority prior to commencement of building works.

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 SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 214\_PL\_100; 214\_PL\_102; 214\_PL\_103; 214\_PL\_104; 214\_PL\_105 Rev A; 214\_PL\_106 Rev A; 214\_PL\_107 Rev C, as received 10/12/2009; 214\_PL\_110; 214\_PL\_111; 214\_PL\_112 Rev A; 214\_PL\_120A, as received 12/10/2009; 214\_PL\_120 Rev A (Existing West Elevation Visual Image); 214\_PL\_121A Rev A; 214\_PL\_121 Rev A (Existing South Elevation Visual Image); 214\_PL\_122A Rev B; 214\_PL\_122 Rev B (Proposed West Elevation Visual Image); 214\_PL\_123A Rev B; 214\_PL\_123 Rev B (Proposed South Elevation Visual Image); 214\_PL\_124 Rev B; 214\_PL\_125 Rev B; 214\_PL\_126 Rev B; 214\_PL\_127 Rev B; 214\_PL\_128 Rev B; 214\_PL\_131 Rev A; 214\_PL\_132; 214\_PL\_133; 214\_PL\_134; 214\_PL\_135; 214\_PL\_136; 214\_PL\_137 Rev A; 214\_PL\_138 Rev A; 214\_PL\_139; Daylight and Sunlight and Overshadowing Report, prepared by GIA (Ref 1654); Letter from GIA, dated 16/10/2009; Therm Max DF100 (Specification Sheet for Solar Panels); A Factual Report of Site Investigation, prepared by CSI (Ref 1612); Environmental Desk Study, prepared by Blue Signal Ltd; Desk Study and Ground Investigation Report Appendix, prepared by GEA (Ref J06215); Letter and supporting information (5 pages) del Buono Gazerwitz Ltd, as received 30/11/2009; Extension Green Roof Technical Information (7 pages).

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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2** Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3** You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4** 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.
- 5** You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling)
- 6** 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 Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 7** 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8** The correct street number or number and name must be displayed permanently on

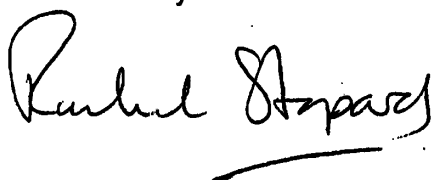
the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

- 9 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the design of the new building and the subsequent operation of the use.
- 10 You are advised that, in order to implement the proposed development, it may be required for trees in neighbouring properties (No. 3-4 Doughty Street for example) to be pruned. It is advised that a qualified and insured contractor is used for such works.
- 11 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD9 (Resources and energy), H1 (New housing), H7 (Lifetime homes and wheelchair housing), B1 (General design principles), B6 (Listed buildings), B7 (Conservation areas), N5 (Biodiversity), N8 (Ancient woodlands and trees), T1 (Sustainable transport space), T3 (Pedestrians and cycling), T7 (Off street parking, city car clubs and city bike schemes), T8 (Car free housing and car capped housing), T9 (Impact of parking), T12 (Works affecting highways) and E2 (Retention of existing business uses). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- high standard of design having regard for local context; improvements to the public realm and local pedestrian environment; and environmentally sustainable development measures.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).