

<b>Address:</b>	Worsley Court, 45 Pilgrim's Lane, London, NW3 1SR		<b>7</b>
<b>Application Number:</b>	2008/2714/P	<b>Officer: Carlos Martin</b>	
<b>Ward:</b>	Hampstead Town		
<b>Date Received:</b>	03/06/2008		
<b>Proposal: Demolition of existing building and erection of a four-storey building with two levels basement to provide 2x 2-bedroom and 2x 3-bedroom residential units.</b>			
<b>Drawing Numbers:</b> 2006-154-001; -100; -101; -102; -103; -104; -105; -106; -107; -108; -200; -201; -202A; -203A; -204A; -205A; -206A; -207A; -208A; -209A; Daylight & Sunlight Report 8288; & Code for Sustainable Homes (2007) Report.			
<b>RECOMMENDATION SUMMARY: Grant Planning Permission subject to a Section 106 Agreement.</b>			
<b>Related Application Date of Application:</b>	03/06/2008		<b>8</b>
<b>Application Number:</b>	2008/3167/C		
<b>Proposal: Demolition of existing building.</b>			
<b>Drawing Numbers:</b> 2006-154-100 – 108			
<b>RECOMMENDATION SUMMARY: Grant Conservation Area Consent.</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Mr David Hudaly Worsley Court 45 Pilgrims Lane London NW3 1SR		Crawford Partnership 1A Muswell Hill LONDON N10 3TH	

## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		395.35m <sup>2</sup>
Proposed	C3 Dwelling House		647.77m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>	1	4							
Proposed	<i>Flat/Maisonette</i>		2	2						

## OFFICERS' REPORT

**Reason for Referral to Committee: The application proposes the total demolition of a building in a conservation area (Clause 3v)**

### 1. SITE

- 1.1 The application site relates to a four-storey (including basement and loft) end of terrace building which currently comprises 5 residential flats. The site is located on the northwest side of Pilgrims Lane and is within the Hampstead Conservation Area and close to Hampstead Heath.
- 1.2 The building is not identified as a building that makes a positive contribution to the character and appearance of the conservation area, nor is it listed.
- 1.3 The surrounding area is predominantly residential in character.

### 2. THE PROPOSAL

#### Original

- 2.1 Demolition of the existing building and the erection of a four-storey building with two basement levels to provide 2x 2-bedroom and 2x 3-bedroom residential units.

#### Revisions

- 2.2 The following amendments have been made following officers advice:
  - Reduction of the height of the refuse storage area.
  - Introduction of mixed materials (bricks and polished concrete) on the front elevation and front boundary walls.
  - Change of materials of top floor from brick to white polished concrete.
  - Introduction of frosted glazing on rear elevation.

### 3. RELEVANT HISTORY

- 3.1 27/08/2007: PP and CAC applications (2007/1796/P & 2007/1801/C) were **withdrawn** for the replacement of the existing 3 storey and basement property (containing 5 flats) by a 5-storey building with two basements containing 5 self-contained flats with basement parking for 6 cars, plus balconies at rear and roof terrace to front/side elevations.
- 3.2 04/04/2008: PP and CAC (2007/6314/P & 2008/0755/C) were **refused** for the demolition of the existing property and the erection of a replacement four storey building with two levels of basements

containing 5 self-contained flats and basement parking, plus balconies to front and roof terrace to front/side.

3.3 This application was refused for the following reasons:

1. *The proposal, by virtue of its bulk, height, footprint, and detailed design, would have a detrimental impact on the character of the streetscene and character and appearance of the Hampstead Conservation Area.*
2. *The proposed development would result in unacceptable overlooking of neighbouring habitable room windows at the rear of Willow Road properties, to the detriment of their residential amenities.*
3. *Inadequate information has been submitted to demonstrate that the proposed development would not result in a loss of daylight, and sunlight to ground, and be detrimental to the adjoining occupiers at 43 Pilgrim's Lane and 8-14 Willow Road.*
4. *The proposed development, in the absence of a legal agreement for the submission of a construction management plan, would be likely to contribute unacceptably to traffic disruption and a safety hazard for pedestrians and other road users.*
5. *Inadequate information has been submitted to demonstrate that sufficient turning space is provided in the basement car-parking area to ensure that vehicles can exit the site in forward gear.*

## 4. CONSULTATIONS

### Statutory Consultees

- 4.1 **Hampstead Conservation Area Advisory Committee:** Objection to the proposed sub-basement and the proposed terrace at third floor level, which could be a nuisance if used for social events.

#### Officer's comment

The proposed roof terrace is wide but only 2.5m deep, which does not make it particularly suitable to hold large social events. The terrace would be located to the front of the property and should not affect the area to the rear, where most neighbouring bedrooms are located.

- 4.2 **English Heritage:** No objection to the demolition of the existing building in principle but concerns are raised regarding the height, bulk, scale and detailed design of the proposed 5-storey replacement, which is considered to cause harm to the character and appearance of the conservation area.

Officer's comment

*The proposed replacement building is actually only 4 storeys above ground instead of 5, as previously proposed. The proposed building height would be in line with the adjoining property's height and is not considered to be over scaled or bulky. The amendments to the front elevation and top storey in terms of materials and detailed design are considered satisfactory and are not considered harmful to the character and appearance of the CA.*

**Local Groups/Member Representations**

- 4.2 **Cllr. Kirsty Roberts:** Proposal for demolition is contrary to UDP policy B7: the existing building is in a state of disrepair and not dilapidated. Proposal is also contrary to policy H3, as it would result in the loss of one residential unit.

Officer's comment

*Policy B7b resists demolition of unlisted buildings that make a positive contribution to the CA. The application site is not identified as such in the Hampstead Conservation Area Statement and its proposed replacement, as amended, is considered to enhance the character and appearance of the CA.*

*The loss of a single unit is not resisted under policy H3, which only resists proposal that lead to the net loss of two or more units. In this case the net residential floorspace would be increased; therefore the proposal broadly complies with policy H3.*

- 4.3 **Pilgrims to Willoughby Residents Association:** Objection on the grounds of:

- 4.3.1 Loss of 1 residential unit despite the proposed increase in floorspace.

Officer's comment

Please see 4.2

- 4.3.2 Proposal could potentially increase flood risk. Report required.

Officer's comment

*The basement extension would not take up a substantial part of the outside amenity space or permeable surface area, as it would be below the footprint of the house. It is considered unlikely that the basement would have a significant impact on rainwater absorption in the context of the surrounding area, which incorporates the large open space of Hampstead Heath. Issues of stability and under ground water channels are subject to Building Regulations and are not a material consideration to the planning permission. An informative referring the applicants to Building Control requirements should be included to draw attention to these matters.*

4.3.3 Proposed lift could result in noise disturbance for neighbours.

Officer's comment

*The plant room of the proposed lift would be located at basement level and should not cause any significant noise nuisance. The lift would serve a building of four units only and is unlikely to be over-used. Adequate noise insulation will be a requirement for the building regulations.*

4.3.4 Excessive height, not mitigated by recessing top floor. Proposed mass is oversized and too dominant

Officer's comment

*The proposed 3 storeys plus upper level setback matches the scale of the 3+ storey height of its immediate neighbour at 43 Pilgrim's Lane. The proposed building footprint maintains the consistent streetscape setback on this part of the street. The bulk and mass of the proposal is considered satisfactory in the context of this part of Pilgrim's Lane.*

4.3.5 Loss of light and privacy on neighbours. Loss of sunlight to gardens at rear.

Officer's comment

*The amended proposal introduces large areas of frosted glazing above basement level, which would significantly reduce the potential for overlooking. The clear glazed areas would not be larger than the existing and therefore the levels of overlooking would remain approximately the same.*

*The buildings on the opposite side of the street and to the side are located at a distance of approximately 20m from the application site and therefore the proposal complies with the minimum 18m distance generally required between directly facing windows.*

*The increase in height of the proposal would inevitably result in some loss of light to neighbouring gardens. However, the overall impact of the proposal in terms of loss of light would not be as such to justify a refusal on these grounds.*

4.3.6 Side elevation would be a solid blank wall

Officer's comment

*The proposed side wall would be a "living" or green wall. This is considered acceptable as it preserves the open space and garden character of the street and the conservation area.*

4.4 **Heath & Hampstead Society:** Objection to:

- Double basement for potential impact on water table and structural issues.

- Overdevelopment of small site, excessive height and blank wall on north side.
- Loss of privacy due to large glazed areas and balconies.
- Excessive use of glass leads to unacceptable carbon emissions. Not compliance with BREEAM statement

Officer's comment

*The submitted sustainability report states that the proposal would meet the Council's sustainability standards. A section 106 agreement would guarantee a post construction review in conjunction with the submitted pre-assessment.*

*Please see above points for the remaining grounds of objections.*

**Adjoining Occupiers**

<i>Number of letters sent</i>	83
<i>Total number of responses received</i>	21
<i>Number of electronic responses</i>	6
<i>Number in support</i>	0
<i>Number of objections</i>	21

- 4.5 The owner/occupier of **No's 8, 9, 10, 11, 12, 13, 14 and 15 Willow Road, 2A, 24, 26, 35, 43, 56, 64 and 66 Pilgrims Lane, Flats 4, 5 and 7 Princess Court (68 Pilgrims Lane), 47 Denning Road and Flat 1, 3 Carlingford Road** have raised the following objections to the scheme:-

- 4.5.1 Loss of light to neighbouring residential properties.

Officer's comment

*The daylight and sunlight report submitted with the applications demonstrates that the impact in terms of loss of light on neighbouring properties would not be significant.*

- 4.5.2 Loss of privacy to neighbouring gardens and properties to rear and opposite.

Officer's comment

*Please see 4.3.5.*

- 4.5.3 Loss of outlook for neighbours.

Officer's comment

*The proposed building would be located at a considerable distance from the surrounding buildings and therefore would not result in a significant loss of outlook fro neighbours.*

- 4.5.4 Detrimental impact of modern design on the conservation area. Materials and large glazed areas are out of keeping with the CA.

Officer's comment

*A contemporary building in this location is considered acceptable, as Pilgrim's Lane is very varied and already includes a number of other good quality modern interventions. It is considered that a well detailed modern building could enhance the already eclectic character of the street.*

- 4.5.5 Loss of a residential unit despite the increase in floorspace.

Officer's comment

*Please see comment on paragraph 4.2*

- 4.5.6 The proposal does not relate to its surroundings in terms of bulk and mass.

Officer's comment

*Please see 4.3.4.*

- 4.5.7 Overdevelopment of a small plot.

Officer's comment

*The applications site is a double plot compared with nos. 37 to 43. The proposed height and number of units are considered adequate for the site's size.*

- 4.5.8 Lack of structural report in relation to the excavation of a double basement. Potential damage to water table. A flood risk assessment should be made.

Officer's comment

*Please see comment on paragraph 4.3.2*

- 4.5.9 Proposed front balconies intrude on pavement life.

Officer's comment

*The proposed front balconies are of a small size and are unlikely to cause any harm to street users.*

- 4.5.10 Proposed lift could result in noise nuisance to neighbours.

Officer's comment

*Please see 4.3.3.*

- 4.5.11 Potential structural damage to neighbouring houses from excavation.

Officer's comment

This is a matter for Building Control. An informative is recommended to remind the applicants about BC regulations.



- 4.5.12 Building proposed to be demolished is a valuable building to the CA.

Officer's comment

*Please see 6.4*

- 4.5.13 Disruption during construction works. Loss of parking space during construction.

Officer's comment

*The proposed works may have a significant impact on Pilgrims Lane in terms of traffic movements to and from the construction site and also disruptive due to the suspension of parking bays. Therefore, the submission of a Construction Management Plan is recommended to be secured through a Section 106 Agreement.*

## **5. POLICIES**

### **Replacement Unitary Development Plan 2006**

- 5.1 S1/S2 Sustainable development  
SD1 Quality of life  
SD2 Planning obligations  
SD4 Density of development  
SD6 Amenity for occupiers and neighbours  
SD9 Resources and energy  
SD12 Development and construction waste  
H1 New housing  
H7 Lifetime homes and wheelchair housing  
H8 Mix of units  
B1 General design principles  
B7 Conservation areas  
N4 Providing public open space  
N5 Biodiversity  
T2 Capacity of transport provision  
T3 Pedestrians and cycling  
T8 Car free housing and car capped housing  
T9 Impact of parking  
T12 Works affecting highways

### **Other Relevant Planning Policies**

- 5.2 Camden Planning Guidance (2006)  
Hampstead conservation area statement

## 6. ASSESSMENT

6.1 The principal consideration material to the determination of this application and summarised as follows:

- Land use
- Design and conservation
- Sustainability
- Amenity
- Residential Standards
- Transport Issues

### **Land use**

6.2 Although the proposal would result in a reduction of residential units, from 5 to 4, it does not result in a reduction of total residential floorspace. The loss of 1 unit is permitted under policy H3.

### *Mix of units*

6.3 Policy H8 of the Unitary Development Plan (2006) requires that new residential schemes provide a mix of unit sizes, large and small. The existing building has 4x 2-bed units and 1x studio unit. The new building would include 2x2-bed units and 2x3-bed family units. This mix is considered acceptable.

### **Design and conservation**

#### *Demolition of the existing building*

6.4 The site is located in the Hampstead Conservation Area and the existing building is not considered to make a positive contribution to the character or appearance of the conservation area. Accordingly, there is no objection to the demolition of the building subject to the suitability of any replacement building.

6.5 A contemporary building in this location is considered acceptable, as Pilgrim's Lane is very varied and already includes a number of other good quality modern interventions. It is considered that, if detailed well, a modern building could enhance the already eclectic character of the street.

#### *Design*

6.6 The building proposal will sit at the end of a terrace of modest houses at 35-43 Pilgrims Lane, all of which are considered to make a positive contribution to the conservation area. The proposed 3 storeys plus upper level setback matches the scale of the 3+ storey height of its immediate neighbour at 43 Pilgrim's Lane, which already reads as a storey higher and is anomalous to the rest of the terrace. The proposed building footprint maintains the consistent streetscape setback on this part of Pilgrims Lane. A featured balcony and section protrude beyond

its main building line on its 1<sup>st</sup> and 2<sup>nd</sup> floors, alluding to the projecting bay windows of its neighbours.

- 6.7 The introduction of the vertical living wall to the side elevation is considered acceptable as it preserves the open space and garden character of the street and the conservation area. The proposed green wall will add some visual interest to an otherwise 4 storey flank wall, contributing to the greater environment, softening the streetscape views from Willow Road and drawing an association to the neighbouring heath. The proposed upper level setback is considered satisfactory, given that the prevailing building line above 2<sup>nd</sup> floor level is reasonably aligned with the eaves line of the main terrace group at 35-41 Pilgrim's Lane.
- 6.8 In summary, the proposed residential development at Worsley Court, 45 Pilgrim's Lane is considered to satisfactorily address the scale, building lines and massing of the Pilgrim's Lane streetscape context. It is acknowledged that modifications have been made to the design scheme to address previous design concerns and is overall considered acceptable in design and conservation terms.

### **Sustainability**

- 6.9 A Code for Sustainable Homes (Design Stage) pre-assessment has been submitted. The pre-assessment predicts a 'code level' 3 rating. This is considered to be acceptable and would meet the CPG guidelines. The target of 50% credits for energy, water and material is achieved. It is recommended to secure a design stage and post-construction sustainability appraisal via S106 Agreement.
- 6.10 Policy N5 seeks positive biodiversity measures and for this the scheme performs well. The building incorporates a green roof and a living wall which will enhance the biodiversity value of the site, and will also enhance water run-off attenuation. The scheme also includes further water saving solutions through the installation of a grey water recycling system. These are welcomed interventions under policy SD9B.
- 6.11 An energy assessment and renewable energy statement is not required for a scheme of this size, however the design incorporates a number of additional elements such as material choice and insulation that would enhance the sustainability of the building and contribute to a reduction in CO2 emissions. This also includes the provision of solar collectors, which are expected to contribute to the provision of at least 10% energy production for the building from renewable sources.

### **Amenity**

#### *Daylight and Sunlight*

- 6.12 A daylight and sunlight assessment has been submitted. This report details the impact of the proposed development on daylight and

sunlight to neighbouring residential properties, namely 8-14 Willow Road, 60-66 Pilgrim's Lane and 43 Pilgrim's Lane. The report adequately identifies all the residential properties which would be most affected by the development.

- 6.13 In terms of daylight, the report details both the existing and proposed VSC figures. It concludes that there will be very little noticeable impact on daylight levels to the surrounding residential properties. This is supported by the data provided in the report.
- 6.14 The BRE guidance and CPG states that if a window already receives a good level of daylight then any reduction below 27% should be kept to a minimum and that where they already receive lower levels of light any reduction to less than 0.8 times of its former value will result in a noticeable affect on amenity. There is only one window at basement level to No 11 Willow Lane which will result in a proposed value of 0.78 of the former, which is considered indiscernibly different from the 0.8 BRE Guideline. Where this daylight would reduced below the 27% it is not considered overly noticeable given that the properties in question are single-family dwelling houses.
- 6.15 The report also notes that a number of windows, notably in the adjoining property at no. 43 Pilgrim's Lane, would significantly improve their daylight levels.
- 6.16 In terms of sunlight it is submitted that given the orientation of the terrace no significant impact will occur. This is considered to be acceptable and no concern is raised with regard to sunlight.
- 6.17 It is considered that the daylight and sunlight report submitted demonstrates that the impact of the proposal would not be such as to justify a refusal on these grounds, and would in fact improve light levels to a number of windows.

#### *Overlooking*

- 6.18 The existing configuration of windows on the rear elevation does not provide for a high degree of overlooking to properties behind and the previous proposal was considered to impact on the amenity of neighbours in terms of loss of privacy, due to the increase in depth and the increase in the number of habitable rooms facing the rear.
- 6.19 The new proposal introduces large areas of frosted glazing above basement level, which would significantly reduce the potential for overlooking. The clear glazed areas would not be larger than the existing and therefore the levels of overlooking would remain approximately the same, and would provide a reasonable outlook to the proposed rooms which they would serve.
- 6.20 Similarly, the proposal is unlikely to result in a significant loss of privacy to the properties on the north and opposite sides, as these buildings

are located at a distance of approximately 20m from each other and therefore comply with the minimum 18m distance generally required between directly facing windows.

#### *Potential noise impact*

- 6.21 Concerns have been raised regarding the potential noise impact of the proposed lift and roof terrace. The plant room of the proposed lift would be located at basement level and should not cause any significant noise nuisance. The lift would serve a building of four units only and is unlikely to be over-used. Adequate noise insulation should be incorporated. However, this is a matter for the building regulations. The proposed roof terrace is wide but only 2.5m deep, which does not make it particularly suitable to hold large social events. The terrace would be located to the front of the property and should not affect the area to the rear, where the majority of neighbouring bedrooms are located.

### **Residential Standards**

#### *Standard of Accommodation*

- 6.22 The proposed units would all be self-contained and all rooms would have a satisfactory level of natural light and outlook. The proposed family units would benefit from a rear garden at basement level and a good size roof terrace at third floor level while the smaller units would also benefit from small outdoor space in the form of balconies. The total sizes of the proposed units are considered satisfactory and comply with the minimum standards set in Camden's Planning Guidance for new residential developments.

#### *Refuse and recycling*

- 6.23 Sufficient space for refuse and recycling is provided. However, a condition is recommended to ensure that no doors open out onto the highway.

#### *Accessibility*

- 6.24 As the proposal is for a new building, the scheme is expected to comply fully with Lifetime Homes Standards. The proposal meets most of the Lifetime Homes Standards and any minor adjustments required would not require a new planning assessment.

### **Transport Issues**

#### *Car parking*

- 6.25 The proposal is for a reduction in residential units and therefore it is not reasonable to secure the development as car-free.

#### *Cycle parking*

- 6.26 Camden's Parking Standards for cycles states that 1 storage or parking space is required per residential unit. The proposal incorporates this on the ground floor and is considered satisfactory. However, a condition

requiring the provision for 4 cycle storage/parking spaces as detailed in drawing no. 2006-154-202 and the ongoing retention of this facility is recommended.

#### *Construction Management Plan*

- 6.27 Pilgrims Lane is a heavily parked narrow two-way residential road. The construction vehicles required for demolition of the existing property and the erection of the replacement building will have a significant impact on Pilgrims Lane and the surrounding road network. The construction phase may be disruptive to local residents in terms of traffic movements to and from the construction site and also disruptive due to the suspension of parking bays. Furthermore, the existing building shares a party wall with the property at 43 Pilgrims Lane and so construction works need to be closely managed to prevent any adverse effects on number 43 and other adjacent properties. Therefore, the submission of a Construction Management Plan is recommended to be secured through a Section 106 Agreement.

#### *Work in the highway*

- 6.28 The proposal will involve alterations to existing crossovers. Both of these would need to be removed and the footway reinstated. The footway adjacent to the site would also need to be repaved due to damage created by construction vehicles. A financial contribution is recommended to be sought through a Section 106 Agreement.

#### **Other issues**

##### *Planning Obligations*

- 6.29 The proposal involves the provision of a smaller number of units than existing; therefore there is no requirement for open space or education contributions.

##### *Risk of flooding and impact on water table*

- 6.30 The proposed basement extension would not take up a substantial part of the outside amenity space or permeable surface area as it would be below the footprint of the house. It is considered unlikely that the basement would have a significant impact on rainwater absorption in the context of the surrounding area, which incorporates the large open space of Hampstead Heath. The majority of the objections are in relation to issues of stability and under ground water channels. These issues are subject to Building Regulations and are not a material consideration to the planning permission. It is recommended that informatives referring the applicants to Building Control requirements and permitted hours of construction as controlled by the Control of Pollution Act, be included to draw attention to these matters.

## **7. CONCLUSION**

- 7.1 The proposal is considered to provide an adequate level of accommodation in a site considered appropriate for residential use

without causing any significant harm to the amenity of neighbouring properties. The contemporary design and dimensions of the building are considered acceptable and subject to the completion of the above mentioned s.106 agreement, the proposal is considered to have overcome the previous reasons for refusal.

## **8. LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## **9. RECOMMENDATION**

9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:

- All building works to be implemented in accordance with the submitted Code for Sustainable Homes pre-assessment, and a commitment to ensure these ratings are met in the final assessments via a design stage and post-construction sustainability appraisal
- Clause to secure the submission of a Construction Management Plan prior to the commencement of the development.
- A financial contribution of £8,100 to repave the footway adjacent to the site and the redundant crossover.

### **Condition(s) and Reason(s): 2008/2714/P**

- 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 Details of the green roof components and planting on the flank wall and hard and soft landscape details shall be 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 policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The hereby approved cycle parking area, as shown on drawing 2006-154-202A, shall be provided in its entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

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

- 4 The details at scale 1:20 of the architectural features, such as windows, roofs and balustrades, and samples of all facing materials including the brickwork demonstrating the proposed colour, texture, face-bond and pointing to be used on the new building and boundary structures 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 policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The windows illustrated as 'obscure glaze/frosted glass' on the rear elevation of the building hereby approved as detailed on drawing number 2006-154-208, shall be constructed of such materials and be non opening/fixed shut prior to the occupation of any of the residential units.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting 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 SD6, H1, H8, B1, and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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).
- 3 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 Sites Team, Urban Design and Regeneration.
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@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 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).

**Conditions and Reasons: 2008/3167/C**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

**Informative(s):**

- 1 Reasons for granting conservation area consent.

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 policy B7B. For a more detailed understanding of the reasons for the granting of this conservation area consent, please refer to the officers report.