

Mrs Georgia Calton  
GGC Design Ltd  
29 Denziloe Avenue  
Hillingdon  
Middlesex  
UB10 0EE

Application Ref: **2013/7572/P**  
Please ask for: **Alex McDougall**  
Telephone: 020 7974 **2053**

17 October 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**31 Percy Street  
London  
W1T 2DD**

Proposal:

Erection of part one, part two storey lower ground floor rear extension to form 2 bedroom maisonette (Class C3) following demolition of existing single storey lower ground floor rear extension and associated excavation.

Drawing Nos: 31 PS/P/01, 31 PS/P/02, 31 PS/P/03, 31 PS/P/04, 31 PS/P/05 Rev B, 31 PS/P/06 Rev D, 31 PS/P/07 Rev C, 31 PS/P/08 Rev C, 31 PS/P/09 Rev B, 31 PS/P/10 Rev A, 31 PS/P/11, 31 PS/P/12 Rev A, 31 PS/P/13 Rev B, Design & Access Statement, Heritage Impact Assessment, Daylight/Sunlight Report, Basement Impact Assessment, Lifetime Homes Statement, Code for Sustainable Homes Pre-Assessment & Energy Assessment.

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 rear extension hereby approved, and any works of making good, shall match the existing original fabric of the building in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance. In particular, the windows hereby approved will be timber sliding sash and the doors hereby approved will be panelled timber.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 31 PS/P/01, 31 PS/P/02, 31 PS/P/03, 31 PS/P/04, 31 PS/P/05 Rev B, 31 PS/P/06 Rev D, 31 PS/P/07 Rev C, 31 PS/P/08 Rev C, 31 PS/P/09 Rev B, 31 PS/P/10 Rev A, 31 PS/P/11, 31 PS/P/12 Rev A, 31 PS/P/13 Rev B, Design & Access Statement, Heritage Impact Assessment, Daylight/Sunlight Report, Basement Impact Assessment, Lifetime Homes Statement, Code for Sustainable Homes Pre-Assessment & Energy Assessment.

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

- 4 The bin store as shown on the approved plans shall be provided prior to the occupation of the development, and shall be retained in perpetuity thereafter, unless the local planning authority gives written consent to any variation.

Reason: To provide adequate waste storage for future occupants 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 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy 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 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 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](mailto:CIL@Camden.gov.uk)

- 4 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.
- 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall,

Argyle Street, WC1H 8EQ.

- 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 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment