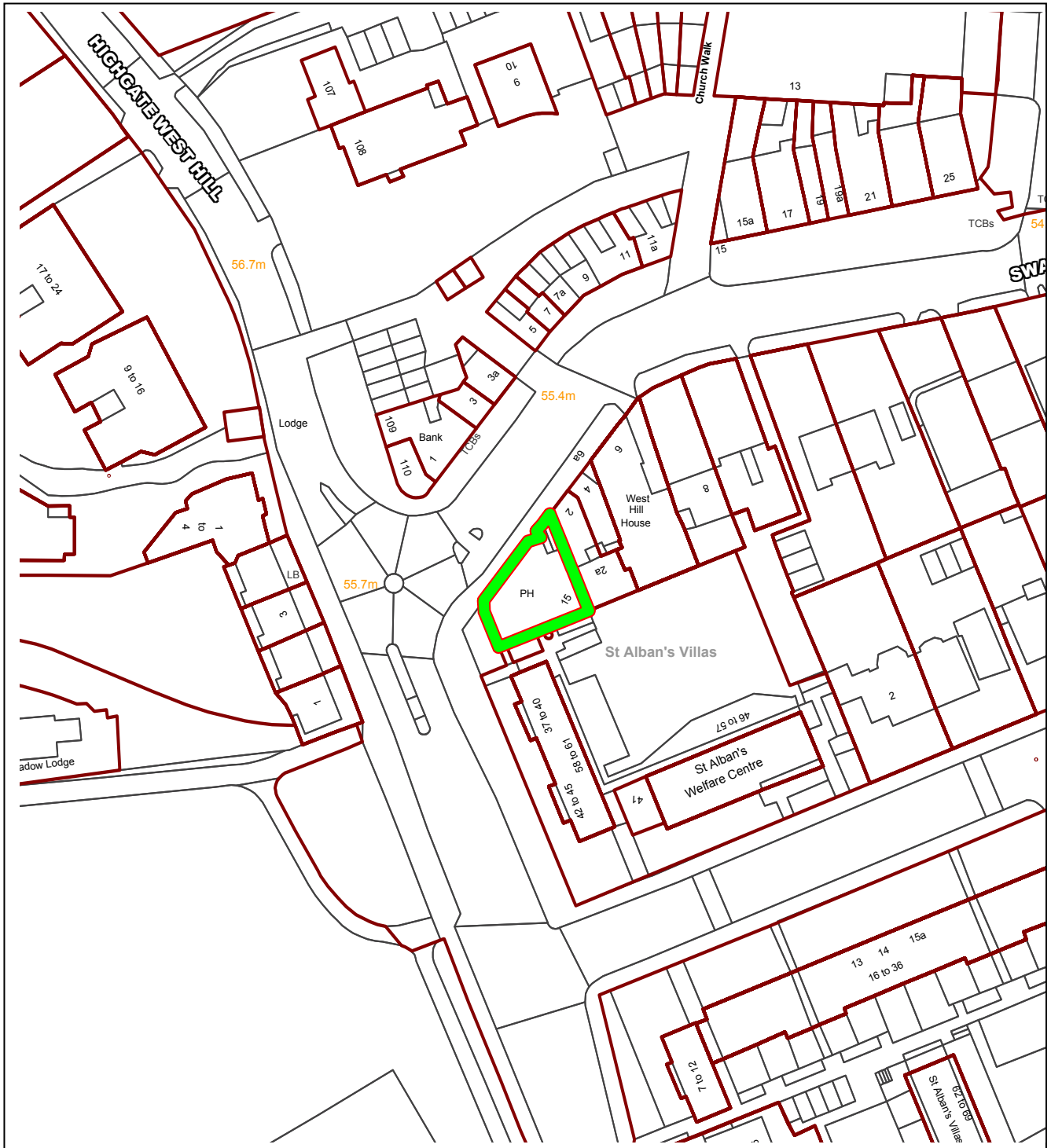


Carob Tree, 15 Highgate Road



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View from Highgate Road to the north

View from Swains Lane to the east





View from Highgate Road to the west

Delegated Report		Analysis sheet	Expiry Date:	30/04/2014
(Members Briefing)		N/A	Consultation Expiry Date:	03/04/2014
Officer			Application Number(s)	
Christopher Heather			2014/1397/P	
Application Address			Drawing Numbers	
Carob Tree 15 Highgate Road London NW5 1QX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 4 (removal of sedum roof and replacement with rainwater collection plane at roof level) of approved scheme granted on 30/03/2012 (ref: 2011/3819/P for the Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west elevation).				
Recommendation(s):		Grant conditional planning permission subject to a section 106 legal agreement		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	98	No. of responses	08	No. of objections	08
			No. Electronic	05		
Summary of consultation responses:	<p><i>General</i></p> <ul style="list-style-type: none"> • There have been a number of variations over time to water down what was approved, and this is being done by stealth. <p><i>Land use</i></p> <ul style="list-style-type: none"> • A commercial site is being replaced by luxury flats to blight the neighbourhood and maximise profits, and there are a lack of amenities for new residents in the area including school places. The loss of a pub is unwelcome. <p><i>Conservation and design</i></p> <ul style="list-style-type: none"> • The proposed design, height, bulk, and mass of the building is too great for the area and is unsympathetic to the character of the area and dominates it. The roof extension dominates sightlines at an important junction, including views of St Anne's Church. The already large building should not be expanded. <p><i>Neighbouring amenity</i></p> <ul style="list-style-type: none"> • The terraces and outside spaces proposed would be intrusive to neighbours. • The extensions would impact on daylight and sunlight received. • The extension will cover space currently used for waste storage which will lead to bins being on the street creating a health hazard. <p><i>Highways and transportation</i></p> <ul style="list-style-type: none"> • Bins being on the street will lead to reduced sightlines for crossing the street. • There are already problems with parking in the area, and the proposal will worsen them. <p>Officer's response to all of the above: paragraphs 2-4</p> <p><i>Sustainability</i></p> <ul style="list-style-type: none"> • The proposal revokes what was agreed previously as part of the justification of the original planning permission. • The sedum roof is now being dispensed with now it has served its purpose of achieving planning permission. • The sedum roof is environmentally friendly. It would help to absorb CO2 and filter dust and pollution. It would attract wildlife, providing food and a haven for birds and insects. • It would reduce surface run-off and reduce the risk of flooding in the neighbourhood. <p>Officer's response: paragraphs 5-8</p>					
CAAC	Dartmouth Park <ul style="list-style-type: none"> • No response 					

Site Description

The application site comprises the existing Carob Tree Restaurant (previously known as The Duke of St Albans Public House), located on the junction of Highgate Road, Swain's Lane and Highgate West Hill. The building is predominantly three-storey and basement in height, although a section on the Swain's Lane (north) elevation is single storey with an existing balcony area above

Relevant History

March 2012: Planning permission (ref: 2011/3819/P) granted for "Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation".

August 2013: Non-material amendments (ref: 2013/4392/P) granted for "Non-material amendments to alter the internal layout of the residential units on the upper floors of the building and omit one window at first floor level on the east elevation, all to planning permission dated 30/03/2012 (Ref: 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation".

April 2014: Planning application (ref: 2013/5645/P) refused for "Erection of single storey side extension at ground floor level of restaurant (Class A3)". The reasons for refusal were:

The proposed size, layout and location of the combined refuse/recycling and cycle storage facilities is both inadequate and inconvenient and is likely to result in the storage of refuse and bicycles on the highway or elsewhere on the property to the detriment of the visual amenities of the property and the conservation area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS5 (Managing the impact of growth and development), and London Borough of Camden Local Development Framework Development Policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP26 (Managing the impact of development on occupiers and neighbours).

The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and hazards for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was allowed in September 2014.

May 2014: Details pursuant to a condition (ref: 2014/0409/P) refused for "Details relating to condition 9 (details of refuse and recycling storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation". The reason for refusal was:

The proposed size and location of the proposed refuse/recycling store facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development Policies DP24 (Securing

high quality design) and DP25 (Conserving Camden's heritage).

A subsequent appeal was dismissed in September 2014.

May 2014: Details pursuant to a condition (ref: 2014/0416/P) refused for “Details relating to condition 10 (details of cycle storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation”. The reasons for refusal were:

The proposed location of the cycle storage facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

The un-covered cycle stands proposed would fail to provide secure, sheltered cycle provision for future occupiers of the residential flats, and therefore would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS11 (Promoting sustainable and efficient travel) and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was dismissed in September 2014.

May 2014: Details pursuant to a condition (ref: 2014/0422/P) refused for “Details relating to condition 9 (details of refuse and recycling storage) and condition 10 (details of cycle storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation”. The reasons for refusal were:

The proposed size and location of the proposed refuse/recycling store facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

The proposed location of the cycle storage facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

The un-covered cycle stands proposed would fail to provide secure, sheltered cycle provision for future occupiers of the residential flats, and therefore would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS11 (Promoting sustainable and efficient travel) and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was dismissed in September 2014.

May 2014: Details pursuant to a condition (ref: 2014/0738/P) refused for “Details relating to conditions 9 & 10 (details of waste and cycle storage) of planning permission dated 30/03/2012 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed)

self-contained flats (Class C3)". The reason for refusal was:

The proposed size, layout and location of the combined refuse/recycling and cycle storage facilities is both inadequate and inconvenient and is likely to result in the storage of refuse and bicycles on the highway or elsewhere on the property to the detriment of the visual amenities of the property and the conservation area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS5 (Managing the impact of growth and development), and London Borough of Camden Local Development Framework Development Policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP26 (Managing the impact of development on occupiers and neighbours).

A subsequent appeal was dismissed in September 2014.

October 2014: Non-material amendments (ref: 2014/4521/P) granted for "Change from double to entrance door to restaurant, change of gate position and low level dwarf wall to residential ground floor entrance and changes to second floor layout including bathroom under granted planning permission ref 2011/3819/P dated 30/03/12".

Relevant policies

CORE STRATEGY

- CS1 (Distribution of growth)
- CS4 (Areas of more limited change)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS7 (Promoting Camden's centres and shops)
- 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)

DEVELOPMENT POLICIES

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair homes)
- DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP20 (Movement of goods and materials)
- 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)
- DP28 (Noise and vibration)
- DP29 (Improving access)
- DP30 (Shopfronts)

Camden Planning Guidance

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability

CPG 5 Town centres, retail and employment
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations

Assessment

Proposal and background

1. The application is to amend condition 4 of planning permission 2011/3819/P), which was granted in March 2012. This allowed for the change of use of the upper floors from restaurant accommodation to 3 self-contained flats. It also permitted a rear extension at first and second floor level and a roof extension to create new third floor level. External terrace areas were included and there were a number of other alterations including a new entrance on to the Highgate Road elevation. Condition 4 is:

Prior to the first occupation of the building a plan showing details of the sedum 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 sedum 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 sedum 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 CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2. The proposal is to delete the green (sedum) roof from the proposal, which was to be on the roof extension (which has been constructed), and instead install a rainwater harvesting system. A section 73 application, formally known as an "Application for removal or variation of a condition following grant of planning permission" does not override the original planning permission. However, the result is technically the granting of a new planning permission so it is necessary to re-consider if the principle of the development is still acceptable, in light of the fact that planning permission exists representing a fallback position that the applicant can use.
3. In this instance the development is on site so there is a degree of certainty that it will be completed, which is a strong fallback position. There have been a number of objections on a number of points. These include concerns about land use, conservation and design, the impact on neighbours, and highways and transportation. Although specific objections have not been made about the quality of proposed residential accommodation, the housing mix, or any other matters they are still technically relevant. These were all considered acceptable previously, and the decision to grant planning permission was made against the same planning policies as are still relevant today. Although the Camden Planning Guidance has been updated it has been reviewed and it is considered that it suggests a different decision, and the strength of the fallback position makes this somewhat academic anyway.
4. Other amendments have been made to the development since it was approved, but they have been adjudged to have been non-material as they have not affected the substance of the development.

Sustainability

5. The issue of sustainability does need to be considered in more detail: the proposed amendment directly affects the sustainable characteristics of the development. The policies referred to in the reason for the condition are relevant. Objections are concerned watering down of the proposal, and it is important that this is not the case. The Core Strategy explains that in the future Camden is likely to experience more intense

rainfall and local flooding and more days with especially poor air quality. Future temperatures are also likely to be higher. One of the mitigating measures intended to address this is the provision of green and brown roofs. Whilst they will help to lower air temperatures, they also do have others benefits such as improved air quality, encouragement of wildlife and reduction of surface run-off (as one of the objectors points out). The Core Strategy also notes that a growing population and an increase in hard surfaces also mean more foul water and rain water to be dealt with. Policy DP23 concerns water and the supporting text (paragraph 23.9) advises that "We will require all new build developments where run-off is likely to have an impact on buildings downstream...to include a green or brown roof and/or a rainwater harvesting system, with the aim of achieving a 'greenfield' rate of run-off".

6. The applicant had been attempting to have a green roof which also allowed for collection of rainwater which would then be used in the toilets of the restaurant. Such a solution would have been very positive but unfortunately the water collected would not have been suitable to be used as it would have been too brown having been collected via the roof. To clean it would have required extensive filtering (which would have used energy), and on a relatively small roof was not considered viable. The proposal is still to collect water, but without it being from the sedum roof less filtering is required and lowers maintenance generally. Rainwater would be collected from the third floor and will be conducted down designated down pipes to a collection tank in the basement where it will be treated and pumped to the cisterns of the ground floor toilets.
7. The site is within an area which has been identified as having been subject to historic flooding. Therefore, the reduction of surface water flooding is important. Information provided by the applicant suggests that the amount of water attenuation would be greater for the rainwater harvesting system than the sedum blanket. This is the result of the sedum roof being small and the substrate depth of sedum roofs is shallower than other types of green roof. By using the water in the toilets the demand on Thames Water would also be slightly reduced. Therefore, in this instance it is considered acceptable for the applicant to introduce rainwater harvesting.
8. It is noted that the benefits to wildlife would potentially not be as great were the proposal to be approved. However, Parliament Hill is very nearby which is a large area of green open space. Also, the 3 recent appeal decisions (all May 2014, regarding condition 9) suggest that in order for the refuse and cycling facilities to be successfully located on the Highgate Road frontage that soft landscaping would be required to visually screen the facilities. Therefore, this would be some mitigation for the loss of the sedum roof.

Planning obligations / Section 106

9. The original granting of planning permission was subject to a number of planning obligations and conditions. It is important that there is a section 106 agreement to link the provisions of the original section 106 to this application. Similarly, the conditions need to be re-imposed to ensure that they still apply to this development were it to be granted.

Conclusion

10. Planning policies considers both rainwater harvesting and sedum roofs to be important. In this particular instance the local circumstances are such that the former is considered to have a more beneficial impact on the surrounding area. A replacement condition would be required requesting details specific details, but with this it is considered that the benefits would be secured.

Recommendation: Grant conditional planning permission subject to a section 106 legal agreement

Decision route to be decided by nominated members on Monday 13th October 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Craig Henderson
7 Europa Studios
Victoria Road
London
NW10 6ND

Application Ref: **2014/1397/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

3 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Carob Tree
15 Highgate Road
London
NW5 1QX

DECISION

Proposal: Variation of condition 4 (removal of sedum roof and replacement with rainwater collection plane at roof level) of approved scheme granted on 30/03/2012 (ref: 2011/3819/P for the Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation).

Drawing Nos: SA/PL/101/06 Rev F, as received 17/10/2011; -07 Rev F, as received 17/10/2011; -08 Rev F, as received 17/10/2011; -09 Rev D, as received 17/10/2011; -10 Rev D, as received 17/10/2011; -11 Rev D, as received 17/10/2011; -13 Rev E, as received 17/10/2011; -14 Rev D, as received 17/10/2011; -sk01 Rev C, as received 17/10/2011. 15/HR/P/009; 15/HR/P/011; 15/HR/P/013; J2518-M-PS-B01 Revision C; J2518-M-DR-B01 Revision D; J2518-M-DR-001 Revision C; 15HR 505 Revision A.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 A Sample panel of all new facing materials including brickwork (with a sample demonstrating the proposed brick type, colour, texture, face-bond and pointing) and roof cladding shall be provided on site and approved by the Council before he relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel(s) 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the first occupation of the building details of the leaf guards and a maintenance programme of the rainwater harvesting system hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that the rainwater harvesting system is suitably maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable,

discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

- 5 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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

SA/PL/101/06 Rev F, as received 17/10/2011; -07 Rev F, as received 17/10/2011; -08 Rev F, as received 17/10/2011; -09 Rev D, as received 17/10/2011; -10 Rev D, as received 17/10/2011; -11 Rev D, as received 17/10/2011; -13 Rev E, as received 17/10/2011; -14 Rev D, as received 17/10/2011; -sk01 Rev C, as received 17/10/2011. 15/HR/P/009; 15/HR/P/011; 15/HR/P/013; J2518-M-PS-B01 Revision C; J2518-M-DR-B01 Revision D; J2518-M-DR-001 Revision C; 15HR 505 Revision A.

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

- 7 The existing pub 'totem style' sign located on Highgate Road shall be retained and maintained as such in perpetuity following the implementation of this development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the details hereby approved and prior to commencement of

development, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and 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.

- 9 Notwithstanding the details hereby approved and prior to commencement of development details of a cycle storage area for a minimum of 4 cycles shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 10 Notwithstanding the details hereby approved and prior to the commencement of development, details of the roof terrace including clear annotations of the usable/non usable areas shall be submitted to and approved by the Council. The approved measures associated with the terrace shall be carried out in accordance with the details thus approved and permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure a satisfactory external appearance to the premises in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

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

Director of Culture & Environment