

Snell Associates
The Studio
The Street
Shotesham All Saints
Norwich
NR15 1AP

Application Ref: **2014/0342/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

21 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flats 14 - 45 (Blocks A and B)
Frognal Court
Finchley Road
London
NW3 5HG

Proposal:

Erection of mansard roof to provide 8 x 2-bed flats (Class C3) associated extension to stairwell and external fire escapes, installation of solar panels and the provision of 1x disabled car park space and cycle parking.

Drawing Nos: FCE/01, FCE/02 Rev 1, FCE/27R1, FCE/28R1, FCE/30R1, FCE/32R1, FCE/33R1, FCE/34R1, FCE/35R1, FCE/37R1, FCE/39R1, FCE/40R1, FCE/41, FCE/42, 8167/4, 8167/8, FCE/Lifetime Homes/Standards/Ref.LH/PS/Jan 2014 and Code for Sustainable Homes Pre-Assessment by Twenty 16 Design dated January 2012.

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: FCE/01, FCE/02 Rev 1, FCE/27R1, FCE/28R1, FCE/30R1, FCE/32R1, FCE/33R1, FCE/34R1, FCE/35R1, FCE/37R1, FCE/39R1, FCE/40R1, FCE/41, FCE/42, 8167/4, 8167/8, FCE/Lifetime Homes/Standards/Ref.LH/PS/Jan 2014 and Code for Sustainable Homes Pre-Assessment by Twenty 16 Design dated January 2012.

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

- 4 Detailed drawings (plans, sections and elevations as appropriate) and/or samples of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development:
 - a) Facing materials;
 - b) Windows and doors (scale 1:20);
 - c) Relocation of existing chimneys, water tanks and other rooftop equipment;
 - d) Design and location of new solar panels and other renewable energy equipment on the roof; and
 - e) The reconfigured access routes to the rear entrances with associated safety measures such as access controls, CCTV and lighting.

These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement on the relevant part of the development details of the proposed cycle storage area for 8 cycles shall be submitted to and approved in writing by the Council. The approved facility shall thereafter be provided in its entirety prior to first occupation of the new residential units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 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

- 4 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.
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point it leaves TW pipes. The developer should take account of this minimum water pressure in the design of the proposed development.
- 6 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.
- 7 You are advised that Network Rail have indicated to the Council that they have no objection to your proposals subject to them not adversely affecting the railway tunnels which run underneath the site. You are reminded that you will need to obtain the separate consent of Network Rail to carry out the development. You will need to submit relevant documents and plans relating to the detailed design and construction methods to the Network Rail's Asset Protection Team and Tunnels Engineer for their approval.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment