

Fiona Jones
Boyer Planning
83 Blackfriars Road
London
SE1 8HA

Application Ref: **2013/6370/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

30 March 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:
17 Goldington Crescent
London
NW1 1UA

Proposal:

Demolition of former public house and erection of a new two-storey building to provide five new residential units (1x3 bedroom and 4x2 bedroom flats) and alterations to the existing former landlord's flat within Crowndale Court (Class C3).

Drawing Nos: Siteplan, (1309-) 9010revP-01, 9011revP-01, 9012revP-01, 9015revP-01, 9016revP-01, 9017revP-01, 9018revP-01, 9019revP-01, 9020revP-01, 9021revP-01, 9032revP-03, 9033revP-04, 9034revP-02, 9035revP-02, 9036revP-02, 9037revP-02, 9038revP-03, 9039revP-02, 9040revP-03, 9060revB, 9061revB.

Design and Access Statement prepared by Madoc Architecture, Lifetime Homes Statement prepared by Madoc Architecture ref 141317_RevB dated 17th March 2014 including drawings 9050revP-04, 9051revP-04, 9052revP-04, Daylight Report dated 26th March 2013 prepared by MES Energy Services, Planning Statement prepared by Boyer Planning dated September 2013, Flood Risk Assessment prepared by Nimbus Engineering Consultants dated December 2013, Code for Sustainable Homes Pre-Assessment Report prepared by Kent and Sussex Energy, Energy and Sustainability Statement prepared by NRG Consulting dated December 2013, Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy ref 13207-IA-DC, Barrell Plan Ref 13207-



BT1.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, (1309-) 9010revP-01, 9011revP-01, 9012revP-01, 9015revP-01, 9016revP-01, 9017revP-01, 9018revP-01, 9019revP-01, 9020revP-01, 9021revP-01, 9032revP-03, 9033revP-04, 9034revP-02, 9035revP-02, 9036revP-02, 9037revP-02, 9038revP-03, 9039revP-02, 9040revP-03, 9060revB, 9061revB, Design and Access Statement prepared by Madoc Architecture, Lifetime Homes Statement prepared by Madoc Architecture ref 141317_RevB dated 17th March 2014 including drawings 9050revP-04, 9051revP-04, 9052revP-04, Daylight Report dated 26th March 2013 prepared by MES Energy Services, Planning Statement prepared by Boyer Planning dated September 2013, Flood Risk Assessment prepared by Nimbus Engineering Consultants dated December 2013, Code for Sustainable Homes Pre-Assessment Report prepared by Kent and Sussex Energy, Energy and Sustainability Statement prepared by NRG Consulting dated December 2013, Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy ref 13207-IA-DC, Barrell Plan Ref 13207-BT1.

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

- 3 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Before the development commences, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently 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 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 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 You are advised to contact Camden's tree section prior to commencement of works in order to arrange the pruning of the Council owned and managed tree which must be carried out by the Council's term tree contractor only.
- 5 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.
- 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.

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 flourish at the end.

Ed Watson
Director of Culture & Environment