

Mr James Pickard
1 Canal Side Studios
8-14 St. Pancras Way
London
NW1 0QG

Application Ref: **2014/6623/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

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:

Cartwright Pickard Architects Ltd
8 Canalside Studios
St. Pancras Way
London
NW1 0QG.

Proposal:

Erection of a single storey extension (including the installation of rooflights) at third floor level (on the roof of existing office space) to provide 3 x 1 bedroom self-contained residential flats, including roof gardens, balconies, and a privacy screen at 3rd floor level and the installation of a glazed canopy at 4th floor level, with associated cycle storage at ground floor to existing offices (Class B1a) and residential (Class C3) uses

Drawing Nos: Site location Plan (Ref: 593-AP-1-00); (Prefix: 593-AP-) 110; 111; 112; 113; 114; 115; 116; 120; 121; 122; 123, 200 Rev C, 201 Rev B; 202 Rev B; 203 Rev C; 204 Rev C; 205 Rev B; 206 Rev A; 210 Rev B; 211 Rev B; 212 Rev B; 213; 220 Rev B; 225 Rev B; Design and Access Statement by Cartwright Pickard Architects dated November 2014 (Rev A); Pre-application report (Ref: Appendix A); Planning Statement by Cartwright Pickard Architects (Ref: Appendix B); Construction Management Plan (Ref: Appendix C); Consultation with Local Organisations by Cartwright Pickards Architects (Ref: Appendix D); Lifetime Homes Assessment by Cartwright Pickards Architects (Ref: Appendix E); Energy Statement by Cartwright Pickard Architects (Ref: Appendix F); Code for Sustainable



Homes by Cartwright Pickards Architects/Synergy Consulting Engineers dated 17/11/2014 (Ref: Appendix G -Rev A); Planning, Sunlight, Daylight & overshadowing report by Cartwright Pickards Architects (Ref: Appendix H); Roof Garden Maintenance Statement (Ref: Appendix 1); Covering letter by Cartwright Pickards Architects dated 9th October 2014

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy 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 occupation of the three new residential units the 1.8 metre high glazed screen shall be erected on the north-west elevation as indicated on the approved drawings and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable levels of overlooking and loss of privacy to future occupiers and existing residential units 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 policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 (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.

- 5 Prior to the first occupation of the three new residential units the roof garden shall be fully provided in accordance with the approved details and thereafter be 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 though promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), and CS16 (Improving camden's health and well being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the three new residential units the secure and covered cycle storage area for three cycles shall be provided in accordance with the approved drawing and be permanently 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan (Ref: 593-AP-1-00); (Prefix: 593-AP-) 110; 111; 112; 113; 114; 115; 116; 120; 121; 122; 123, 200 Rev C, 201 Rev B; 202 Rev B; 203 Rev C; 204 Rev C; 205 Rev B; 206 Rev A; 210 Rev B; 211 Rev B; 212 Rev B; 213; 220 Rev B; 225 Rev B; Design and Access Statement by Cartwright Pickard Architects dated November 2014 (Rev A); Pre-application report (Ref: Appendix A); Planning Statement by Cartwright Pickard Architects (Ref: Appendix B); Construction Management Plan (Ref: Appendix C); Consultation with Local Organisations by Cartwright Pickards Architects (Ref: Appendix D); Lifetime Homes Assessment by Cartwright Pickards Architects (Ref: Appendix E); Energy Statement by Cartwright Pickard Architects (Ref: Appendix F); Code for Sustainable Homes by Cartwright Pickards Architects/Synergy Consulting Engineers dated 17/11/2014 (Ref: Appendix G -Rev A); Planning, Sunlight, Daylight & overshadowing report by Cartwright Pickards Architects (Ref: Appendix H); Roof Garden Maintenance Statement (Ref: Appendix 1); Covering letter by Cartwright Pickards Architects dated 9th October 2014

Reason:

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

Informative(s):

1 Reasons for granting permission.

The height, depth and position of the rear extension are considered to be appropriate within this part of the canal and will not be overbearing by virtue of its size and location. In terms of the detailed design, the projecting balconies will not overhang the canal, and are well integrated within the design of the façade and sits comfortably with the existing building below. The proposed external cladding material and scale and position of window openings are considered to be appropriate. Due to its size and location, the proposed rear extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, although it is acknowledged that there will be a loss of daylight to some of the rooms at no. 16 St Pancras way by virtue of the windows located on the flank elevation. However, this would not be to an unacceptable degree. 14 flats of different sizes already exist at the site, therefore the proposal for the additional 3x1 bed flats is considered to be appropriate in the location and is considered to be acceptable in terms of the dwelling mix, unit sizes and the level of residential amenity provided. The proposal would not have any significant impact on residential amenity in terms of the loss of outlook, adding to the sense of enclosure or privacy.

Such an extension in this location is not considered harmful to the character or appearance of the host building, street scene. Given that the extension is to be located to the rear of the site and not readily visible from the wider public realm, the proposal is considered to preserve the canal setting and the character and appearance of this part of the Regent's Canal conservation area.

72 Neighbours were consulted. A site notice was displayed on 05/11/2014, expiring on 26/11/2014, and a public notice displayed in the local press on 06/11/2014, expiring on 27/11/2014. No objections have been received as a result. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5, CS6, CS11, CS13, CS14, CS15, CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP56, DP17, DP22, DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.8, 3.9, 3.14, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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 6941).

- 3 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.
- 4 With regard to condition no. 4 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 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.

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