

<b>Address:</b>	<b>16 Rochester Mews London NW1 9JB</b>		<b>6</b>
<b>Application Number:</b>	<b>2014/5510/P</b>	<b>Officer: Charles Thuaire</b>	
<b>Ward:</b>	Cantelowes		
<b>Date Received:</b>	29/08/2014		
<b>Proposal:</b> Demolition of existing Class B1/B8 unit and erection of a 4 storey building containing replacement business space (Class B1/B8) on ground floor and five self-contained flats (Class C3) plus balconies on 1st-3rd floors.			
<b>Background Papers, Supporting Documents and Drawing Numbers-</b> Design and Access Statement Rev B dated January 2015; Lifetime Homes Statement dated August 2014 Rev C; Daylight and sunlight report by GVA dated September 2014; Energy Statement and BREEAM Pre-assessment report by eb7 dated 13 <sup>th</sup> October 2014; FES- 001, 002, 02A, 003, 004, 005, 006, 007, 008, 06B, 07B, 08B, 10A, 012A, 014; email from agent dated 13 <sup>th</sup> January 2015.			
<b>RECOMMENDATION SUMMARY: Granted Subject to a Section 106 Legal Agreement</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Camden Commercial Ltd 16 Rochester Mews London NW1 9JB		BB Partnership Ltd. The Trafalgar 17 Remington Street London N1 8DH	

## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	B1/B8	Business/Warehousing	259m <sup>2</sup>
Proposed	B1/B8 C3	Business/Warehousing Dwelling House	228m <sup>2</sup> 424m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Proposed	Flat	2	2	1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	1	
Proposed	1	

## **OFFICERS' REPORT**

**This application is being reported to the Committee as it entails the creation of five or more residential flats from the erection of a building (Clause 3iii).**

### **1. SITE**

- 1.1 The property contains a single storey double height warehouse (Class B8) covering the whole site. It is of a simple utilitarian construction with a pitched corrugated asbestos roof and flat roofed rear section and a front loading door entrance. It comprises a loading bay area at front with pedestrian entrance and toilets, a central enclosed store, and 2 separate office rooms at the rear, with fire escape to a narrow external alley. It is currently used to store general domestic goods for sale at retail shops in the West End.
- 1.2 The site is on a narrow mews. It immediately adjoins 2 postwar Council housing schemes- a large tower to the northeast, comprising retail units at ground floor and flats above, and a small housing estate to the south comprising 2 short terraces of 3 storey houses enclosing a courtyard. Opposite is a large 4 storey block built in 2008 in a contemporary design with large areas of metal cladding and glazing, comprising B1 offices at ground and 1<sup>st</sup> floors and flats above.
- 1.3 The property is not listed nor in a conservation area; no.59 Rochester Road, to the northwest of the site, lies in Rochester conservation area.

### **2. THE PROPOSAL**

#### **Original**

- 2.1 Demolition of existing Class B1/B8 unit and erection of a 4 storey building containing replacement business space (Class B1/B8) on ground floor and five self-contained flats (Class C3) plus balconies on 1st-3rd floors.

#### **Revision**

- 2.2 Revised cycle storage for flats, revised lifetime home standards specification.

### **3. RELEVANT HISTORY**

- 3.1 26.9.91- permission refused for erection of additional storey at 1<sup>st</sup> floor for ancillary office use to warehouse; reasons were overdevelopment of site, intensification leading to loss of amenity, loss of light to neighbours, incompatible design and materials.
- 3.2 13.3.92- Appeal dismissed on grounds of loss of amenity arising from increased levels of activity from expanded business use.
- 3.3 18.11.94- permission granted for replacement of roof materials and minor alterations

- 3.4 2008- Pre-application advice given for a redevelopment by 4 storey block comprising replacement business unit and 6 flats above- principle of redevelopment and scale proposed considered acceptable.
- 3.5 2014- further pre-application advice, resulting in this application.

#### 4. CONSULTATIONS

##### **Conservation Area Advisory Committee**

- 4.1 South Kentish Town CAAC- object- scheme reduces quantity and quality of existing industrial building (less floorspace, headroom, accessibility by vehicles, light); excessive in massing (higher than adjoining properties which are mainly 1-3 storeys high); harmful to neighbouring amenity (sunlight to 59 Rochester Rd and 2-12 Rochester Mews).

##### **Adjoining Occupiers**

	<b>Original</b>
<i>Number of Letters Sent</i>	<b>90</b>
<i>Number of responses Received</i>	<b>02</b>
<i>Number in Support</i>	<b>00</b>
<i>Number of Objections</i>	<b>02</b>

##### **Plus site notice**

- 4.2 26-28 Rochester Place objects- frontage should be stepped back further to reduce impact on light and privacy to their ground, 1<sup>st</sup> and 2<sup>nd</sup> floors of building opposite due to narrowness of street and proximity to neighbours.
- 4.3 2 Rochester Mews objects- loss of daylight and sunlight, loss of privacy, construction nuisance from noise, vibration, dust, traffic.

#### 5. POLICIES

Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

##### 5.1 **LDF Core Strategy and Development Policies**

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS8 - Promoting a successful and inclusive Camden economy
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change
- CS14 - Promoting high quality places and conserving our heritage
- CS18 - Dealing with waste
- CS19 - Delivering and monitoring the Core Strategy

DP2 - Making full use of Camden's capacity for housing  
DP3 - Contributions to supply of affordable housing  
DP5 - Housing size mix  
DP6 - Lifetime homes and wheelchair homes  
DP13 - Employment sites and premises  
DP17 - Walking, cycling and public transport  
DP18 - Parking standards and the availability of car parking  
DP19 - Managing the impact of parking  
DP20 – Movement of goods and materials  
DP21 - Development connecting to highway network  
DP22 - Sustainable design and construction  
DP23 - Water  
DP24 - Securing high quality design  
DP26 - Managing impact of development on occupiers and neighbours  
DP31 - Provision of and improvements to public open space

### **Supplementary Planning Policies**

#### **5.2 Camden Planning Guidance**

##### **Other policies**

#### **5.3 National Planning Policy Framework (27.3.12) The London Plan (July 2011)**

### **6. ASSESSMENT**

- 6.1 The principal considerations material to the determination of this application are summarised as follows: loss of employment use and standards of new housing; sustainability; bulk, height and design of new building; impact on neighbour amenities and transport conditions.

#### Proposal

- 6.2 The current building is of poor quality both physically and architecturally and has no positive relationship to the streetscape. The proposal is to redevelop it for an enhanced building comprising a B1/8 commercial unit on the ground floor and 5 new self-contained flats on 3 storeys above, accessed via a side entrance. The business unit would have a front loading entrance as existing, an open plan area, and internal refuse and cycle storage. The residential entrance would contain cycle and refuse stores and a lift/stair access to the upper floors. There would be on the 1<sup>st</sup> floor, a 3 person flat and 5 person flat with a rear roof terrace; on the 2<sup>nd</sup> floor, 2 x 2 person flats, both with balconies; and on 3<sup>rd</sup> floor, a 4 person flat with rear roof terrace. The roof would contain PV panels.
- 6.3 The building is designed to have the lower 2 floors clad in brick and the upper 2 floors in opaque/clear glazing. The flats are set back at upper levels and the scheme has a very shallow stepped profile at the rear to maintain daylight to Camden Road properties.

- 6.4 The scheme has evolved from extensive pre-application discussions held with officers in 2014 regarding redevelopment of this site.

#### Landuse

##### Commercial

- 6.5 The existing warehouse covers almost the entire site, apart from the rear fire escape alleyway. It is a low category unit (category 2-3 according to CPG5 classifications of employment premises), given its small size and poor accessibility off a narrow mews, but clearly it provides a useful and viable unit for the current occupier. Policy DP13 seeks retention or expansion of such business uses in mixed use redevelopment schemes. The proposal inevitably involves some loss of this business space due to the need to provide separate access to the residential upper floors. The existing space is 259sqm GIA (243 NIA excluding toilets, refuse etc) and has a headroom of 4m to the eaves (5.5m to the ridge) and loading entrance 5m wide 3m high. It has 10 small rooflights plus some windows on the rear wall. The proposed unit is similar in its site coverage but loses a portion to the side for the residential entrance. The floorspace is thus now 228sqm GIA (219 NIA), a lower headroom of 3.5m, and entrance door of 3.5m width and 3m height. It will have new side and rear windows plus an extensive glazed roof at the rear.
- 6.6 The proposed use is a mixed Class B1/B8 one and designed to accommodate a variety of industrial or storage uses as at present. The loss of floorspace (31sqm GIA, 24sqm NIA) represents 12% of existing GIA but only 10% of NIA usable space, given that the existing unit has an inefficient layout with corridors, lobbies and small rooms, compared to the new one which is open plan. It is considered that this scale of loss is acceptable and not significant, given that the net usable space has not materially decreased. Moreover the residential entrance area is now the minimum that is required to service the upper floors.
- 6.7 The new unit is considered still capable of being flexibly used by a variety of business uses, including B8 storage, and indeed the applicant has confirmed that the current business intends to continue here once the development has been completed. The headroom is similar to other commercial uses allowed nearby and is above the minimum of 3m expected for category 2 industrial premises. The unit has an internal area capable of accommodating a large Transit-type van, and the loading entrance is wide and high enough to allow access for this. The new unit has adequate daylight provided by a large glazed roof on the single storey element at the rear and by high level strip windows along the southern flank wall. It is thus concluded that the new unit, although slightly smaller than existing, provides an equally viable and attractive, if not better, space for a variety of businesses.

##### Residential

- 6.8 The 5 new flats provide the following mix- 2 x 1bed 1person, 1 x 2bed 3p, 1 x 2bed 4p, 1 x 3bed 5p. The mix of flats is acceptable and

provides 2 high priority 2 bedroom flats. The sizes, layout, lighting and orientation of the flats accords with CPG standards. 4 of the flats have private amenity space. Adequate cycle and refuse storage is provided on ground floor and all flats now comply with Lifetime Home standards.

- 6.9 No affordable housing is required due the small size of the overall scheme (less than 1000sqm and 10 units). This development of 5 flats will need to contribute towards local educational and public open space facilities in accordance with CPG requirements. These are calculated to be £10,748 and £6559 respectively and will be secured by a S106 legal agreement.

#### Sustainability

- 6.10 It is proposed to use PV panels as the most efficient and effective way of providing onsite renewable energy; there will be 20 such panels covering the main flat roof. An energy report has been submitted which shows that the scheme will result in 44.8% reductions of CO2 emissions above Part L 2013 standards, 15.5% of which results from the renewable energy equipment. This is welcome as it exceeds the London Plan overall target of 40%. A sustainability study shows that the commercial element will achieve the BRE AAM target 'Excellent' and the flats will meet the Code for Sustainable Homes target 'level 4', and all sub-targets for water, materials and energy are met.
- 6.11 These targets will be secured by a post-construction review as part of the S106.

#### Bulk/height/design

- 6.12 The existing building is of limited architectural quality and its demolition is acceptable subject to a suitable replacement. The surrounding townscape is very varied with a wide mix in scale, age and quality of buildings.
- 6.13 The proposed scheme seeks to reinforce the mixed use 'mews' qualities of the street by retaining the warehouse at ground level and providing the lower part of the building as a brick element which has all the characteristics of a traditional mews building: a rectangular brick building with a large 'coach opening' at ground level and smaller windows to the façade above.
- 6.14 The upper element of the building above this brick base provides a contrastingly contemporary approach which is set back from the lower element at both front and rear. The contrast in materials (lightweight glass), the overtly contemporary design and physical separation help define the lower solid brick element. The glazed two storey upper floors also responds to the more modern mixed office/residential block directly opposite at 26-28 Rochester Place with its extensive glazing and metal cladding. The new glazed upper floors will have a glazing system which is partly clear and partly opaque to allow internal and external privacy. A contemporary design idiom is considered appropriate here in the context of the building opposite.

- 6.15 The immediate area is extremely varied in architecture and in scale, ranging from a 6 storey high tower block to the north to 3 storey mews houses to the south. The proposed scheme is considered to be an appropriate response in terms of height and scale, given the vast differences found within the street and locality. In particular its setback on upper floors facing the mews reflects that of the new block opposite.
- 6.16 The overall scheme has carefully considered the site and provides a thoughtful approach to optimising the development potential of the site. However the elevational design is at present somewhat schematic, and precise details, especially those of the glazed upper floor element, have not been finalised at this stage. The success of this development will depend on the appropriate use of high quality materials, detailed design and finished appearance, and these will be reserved by way of conditions. In addition control will be needed over the design and location of further projections at roof level such as the PV panels and any roof plant.

#### Neighbour amenity

- 6.17 A daylight and sunlight study has been submitted to analyse the impact on local amenity. The developers used an earlier light impact study to inform the maximum built envelope that is possible on this site, and hence the resulting scheme has a very shallow stepped profile sloping down to Camden Road at the rear.
- 6.18 The terraced houses to the south at 2-12 Rochester Mews will be unaffected in light, outlook or privacy as they have no windows on their flank wall and are to the south of the development. No overlooking is possible to other habitable rooms from the proposed flank wall windows due to the acute angles involved.
- 6.19 The houses to the east at 83 Camden Road are unaffected or only marginally so in terms of daylight and comply with the BRE daylight guide (2011) recommendations; the sole exception is one ground floor rear room which already has very poor daylight levels on account of its own balcony overhang. Due to the proposed stepped profile, outlook is considered acceptable from these windows. Overlooking however will occur from the 1<sup>st</sup> floor rear windows and 1<sup>st</sup> and 2<sup>nd</sup> floor roof terraces, which are within the minimum distance of 18m recommended by CPG to maintain privacy, thus screening will be required to the rear eastern sides of the terraces here.
- 6.20 85-89 Camden Road (the tower block of flats to the north) will not be affected by light as the recommended 25 degree light angle is maintained. Privacy will be maintained if the stairwell windows are obscured and privacy screens are installed on the sides of the rear terraces. However views from its southwest facing elevation will be affected as currently the flats here enjoy views across the low roofs of the adjoining sites. Outlook will be worsened to four windows at 2<sup>nd</sup> and 3<sup>rd</sup> floors at the western end of this block, as they are 12.5m away from the new proposed flank wall; it is assumed that they serve habitable rooms within 2 or 4 units. Nevertheless all other flats' windows on the

2<sup>nd</sup> - 5<sup>th</sup> floors of this facade are unaffected due to the stepped profile of the scheme and indeed, on account of this, sideways views will be possible from one affected window. It is noted that the building opposite at 26-28 Rochester Place has a similar relationship in that its northern flank wall immediately abuts the gardens of 56-59 Rochester Road. It is considered on balance that, given the context of the site and the larger redeveloped sites nearby, the lightweight glazed appearance of the new flank wall, and the high daylight and sunlight levels still received by these windows in excess of BRE minimum standards, it would be unreasonable to refuse the scheme on outlook grounds alone.

- 6.21 The 2<sup>nd</sup> and 3<sup>rd</sup> floor flats at 26-28 Rochester Place opposite will continue to receive adequate light levels as the recommended 25 degree light angle is maintained. Outlook and privacy will be poor however to the windows of flat(s) in the projecting wing directly opposite the site, as the scheme will be 9m away from the 2<sup>nd</sup> floor and 13m away from the 3<sup>rd</sup> floor. However this is to be expected with any infill scheme in a narrow mews environment and indeed the 13m distance at 3<sup>rd</sup> floor matches that further along the mews between this block and nos 2-12 opposite. Also the 2<sup>nd</sup> floor projection has 2 large glazed facades at front and 2 side return windows thus maximising views for the 1 or 2 flats all round. It is considered that, in the context of the number of affected flats and their orientation, and of this streetscape with a closely knit relationship between buildings, this proximity is acceptable.
- 6.22 The house at 59 Rochester Road will be unaffected in day and sunlight due to its distance and orientation; it is unlikely that its rear garden will be seriously affected by overshadowing for the same reason.

#### Transport

- 6.23 The existing onsite servicing arrangements for the business unit are retained which is welcome. The site has good public transport accessibility and the new flats will be car-free, as indicated by the applicant, and this will be secured by a S106. Cycle and refuse stores for both elements are in compliance with space standards.
- 6.24 Due to the narrowness of the mews and proximity to other residential properties, a Construction Management Plan will be needed. A financial contribution will be required to repave the footway outside following damage by construction. This is estimated to be £2533. Both these will be secured by S106.

#### Regeneration

- 6.25 Economic Development officers seek the following as part of the construction phase, to be secured by S106 agreement.
- a) The applicant is required to work to a target of 20% local recruitment.
  - b) The applicant advertises all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of 1 week before marketing more widely.



- c) The applicant provides a specified number (to be agreed, dependent on build costs) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Kings Cross Construction Skills Centre.
- d) If the build costs of the scheme exceed 3 million, the applicant must recruit 1 construction apprentice per £3million of build costs, and pay the council a support fee of £1,500 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre.
- e) If the value of the scheme exceeds £1million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.
- f) The applicant provides a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

## **7. CONCLUSION**

- 7.1 The redevelopment of this site is acceptable and the replacement business space is considered adequate and viable as a B1/B8 unit in terms of quality and quantity. The new flats comply with standards and priorities on mix and quality. The increased bulk and height and the modern facade design of the new block will preserve the character of this mews and the overall townscape. The new building will not seriously harm neighbour amenity in terms of outlook, light or privacy. The new uses will not affect onstreet parking and servicing conditions.
- 7.2 Planning permission is recommended subject to a S106 Legal Agreement on the following issues-
  - a) regeneration clauses as itemised in para 6.25 above;
  - b) post-construction review of sustainability;
  - c) car-free housing;
  - d) CMP;
  - d) footway repairs contribution (£2533);
  - e) educational facilities contribution (£10,748);
  - f) public open space facilities contribution (£6559).

## **7.3 LEGAL COMMENTS**

- 7.4 Members are referred to the note from the Legal Division at the start of the Agenda

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- Design and Access Statement Rev B dated January 2015; Lifetime Homes Statement dated August 2014 Rev C; Daylight and sunlight report by GVA dated September 2014; Energy Statement and BREEAM Pre-assessment report by eb7 dated 13th October 2014; FES- 001, 002, 02A, 003, 004, 005, 006, 007, 008, 06B, 07B, 08B, 10A, 012A, 014.

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

- 3 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) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Typical details of new railings and balustrade at a scale of 1:10.
- c) Detailed elevations of all facades at scale 1:50.
- d) Samples and details of new facing materials, including windows and door frames, glazing, balconies, balustrades, panels and brickwork with a full scale sample panel of all brickwork, demonstrating the proposed colour, texture, face-bond and pointing, and glazing elements of no less than 1m by 1m including junction with window opening.

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.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop railings or plant equipment shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 1.8 metre high privacy screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the southeast and northeast sides of the proposed rear terraces at 1st and 2nd floors and northeast side of the proposed rear terrace at 3rd floor, prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London

Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the flats, the proposed stairwell windows on the northeast elevation shall be obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the B1/B8 use commences, sound insulation shall be provided for the building between the commercial and residential units in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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 façade 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 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 The cycle storage areas for the commercial and residential uses, as shown on the approved ground floor plan, shall be provided in their 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.

- 10 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

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 be 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 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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.



**Application No: 2014/5510/P**

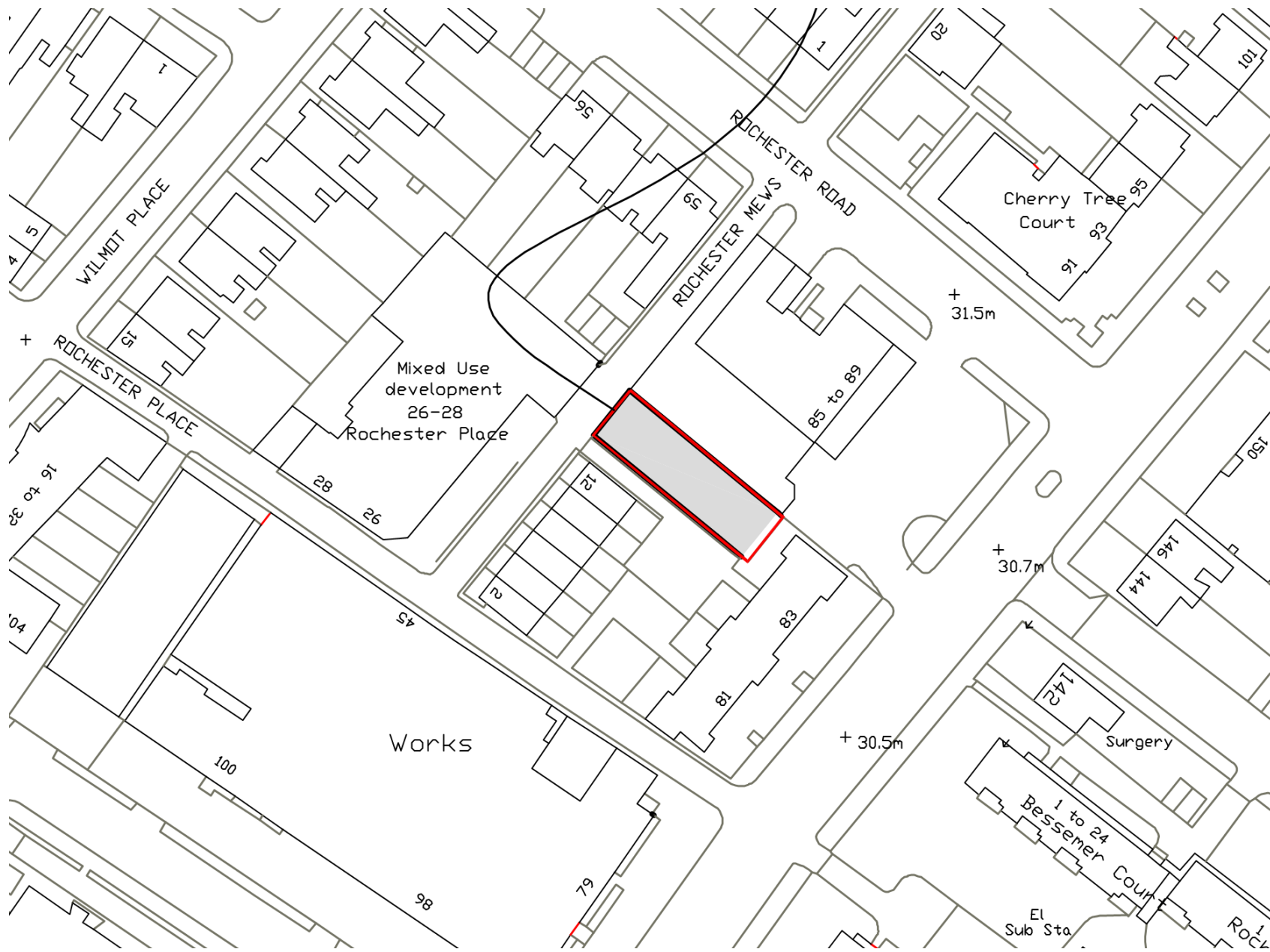
**16 Rochester Mews  
London  
NW1 9JB**

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**Scale:**  
**1:1250**

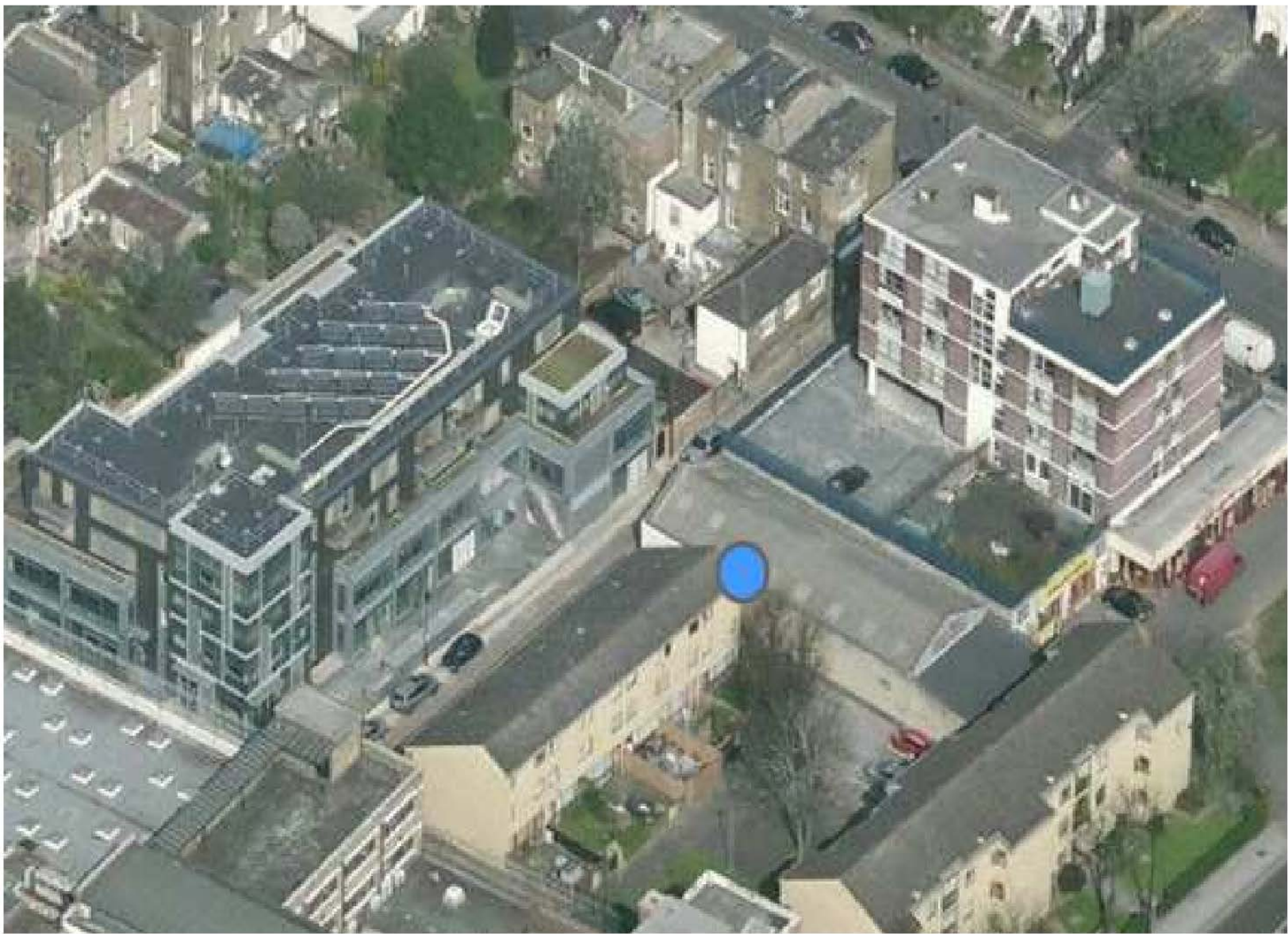
**Date:**  
**13-Mar-15**





Site plan

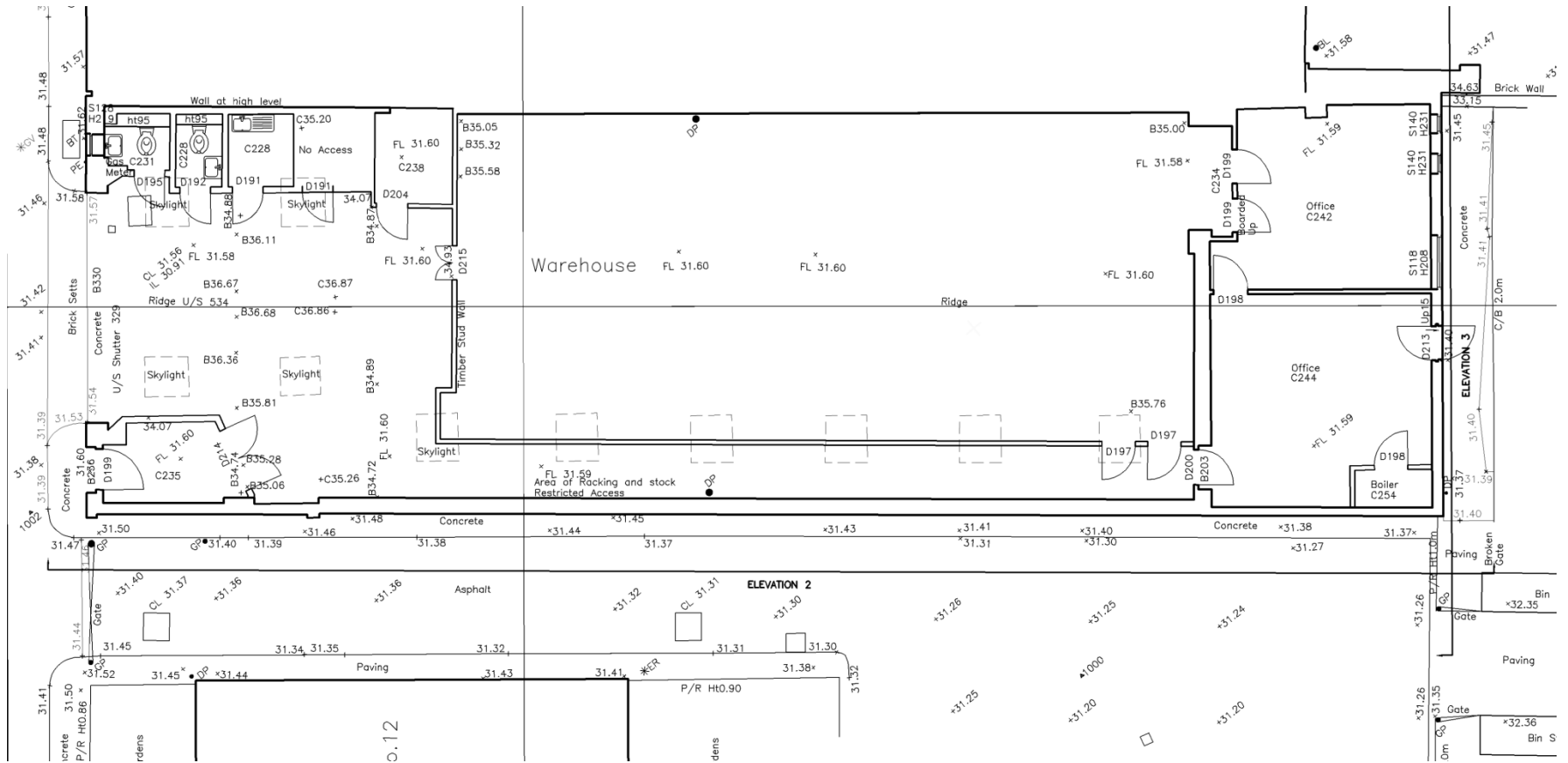




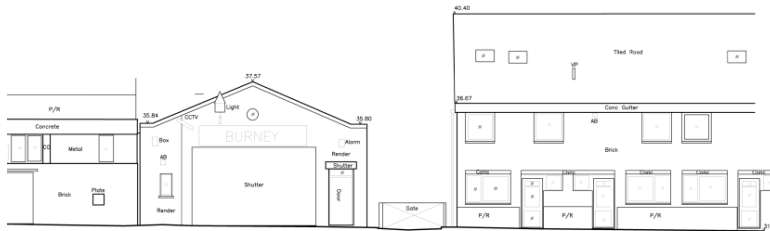
**Aerial View of Site from South**



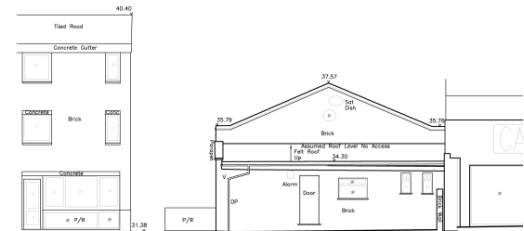
## Existing ground floor plan



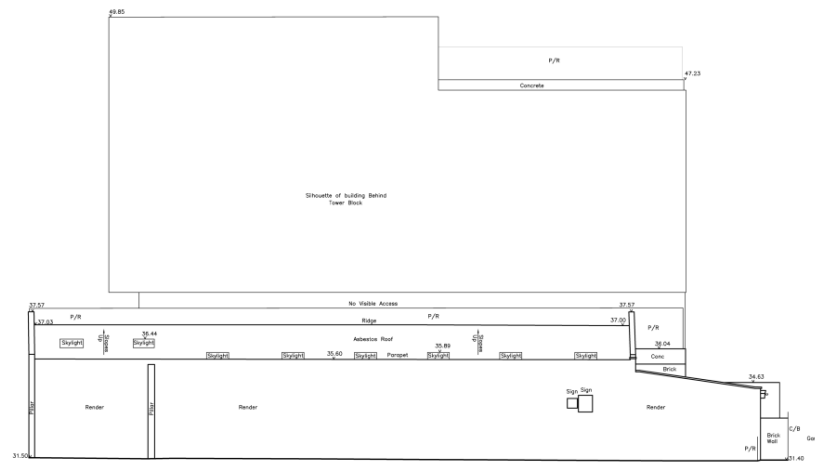
# Existing elevations



Elevation 1:100 @ A1

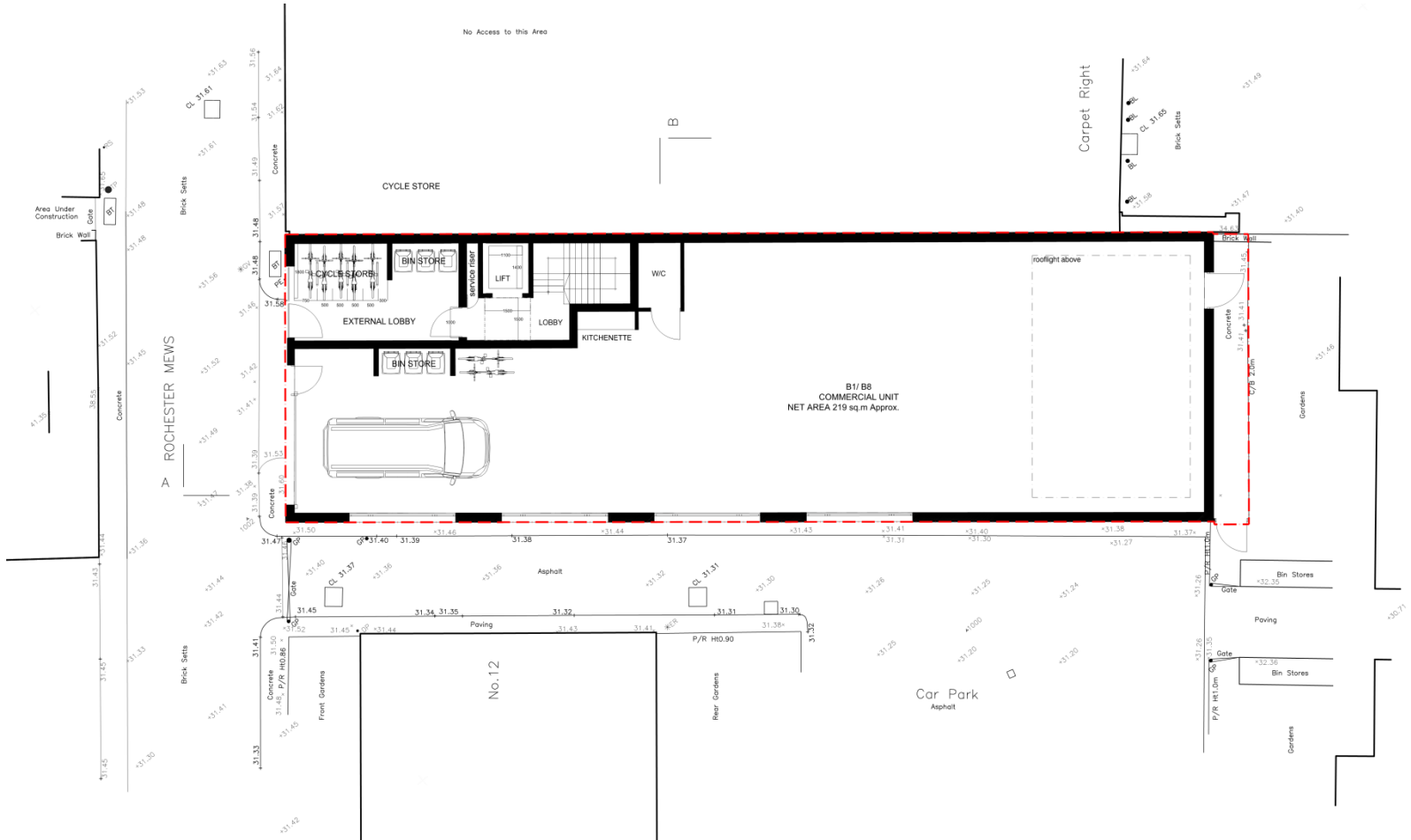


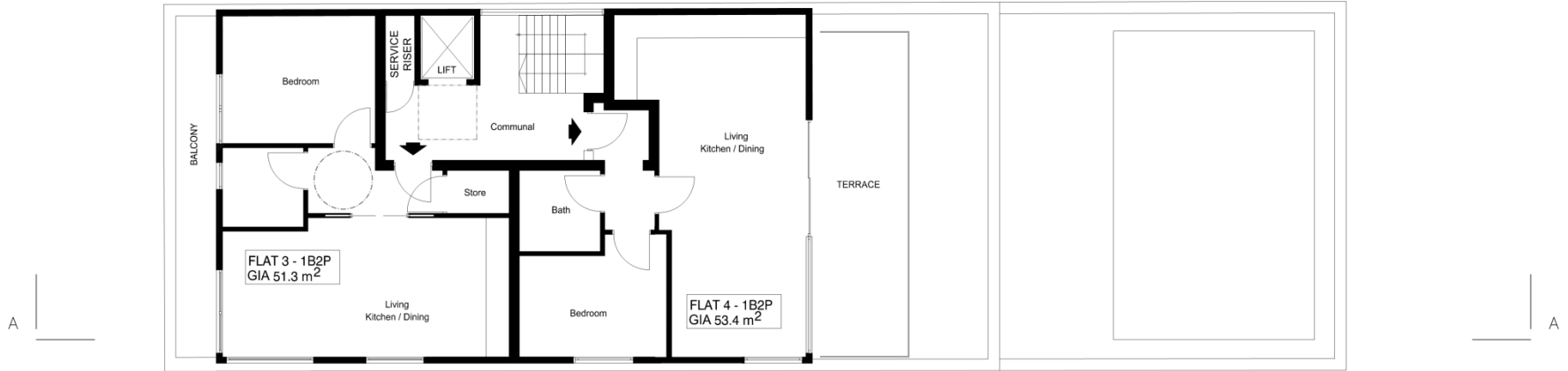
Existing Rear (East) Elevation 1:100 @ A1



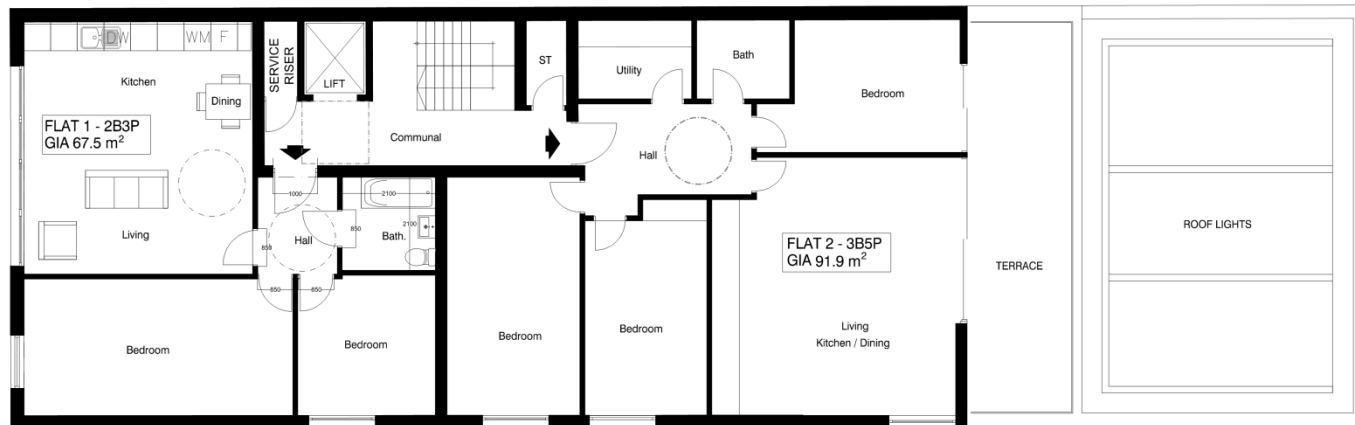
Existing Side (South) Elevation 1:100 @ A1

# Proposed ground floor

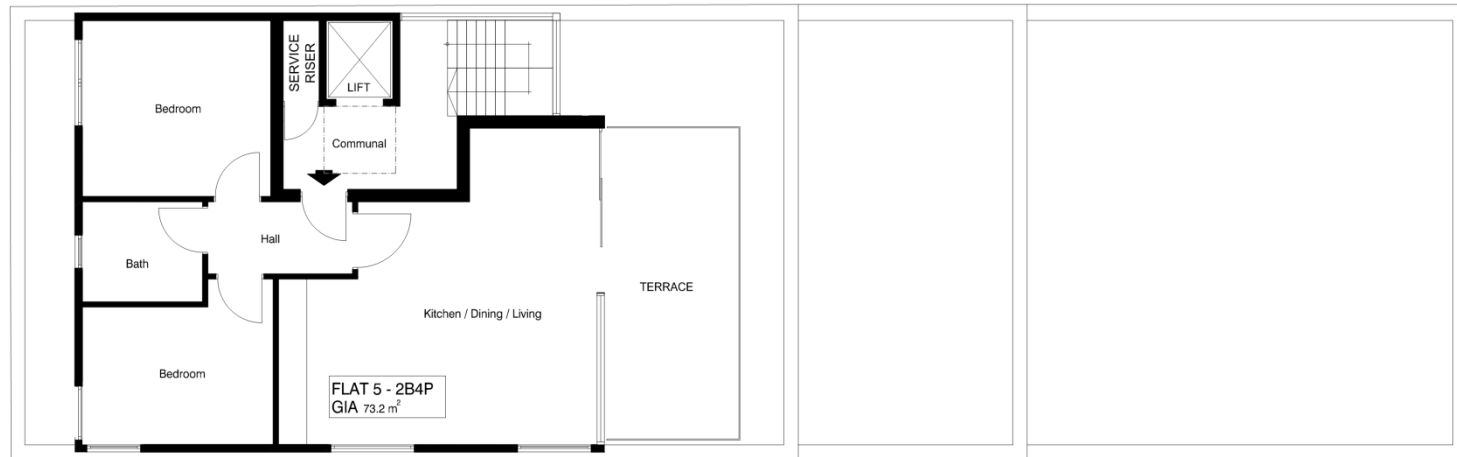




Proposed Second Floor Plan

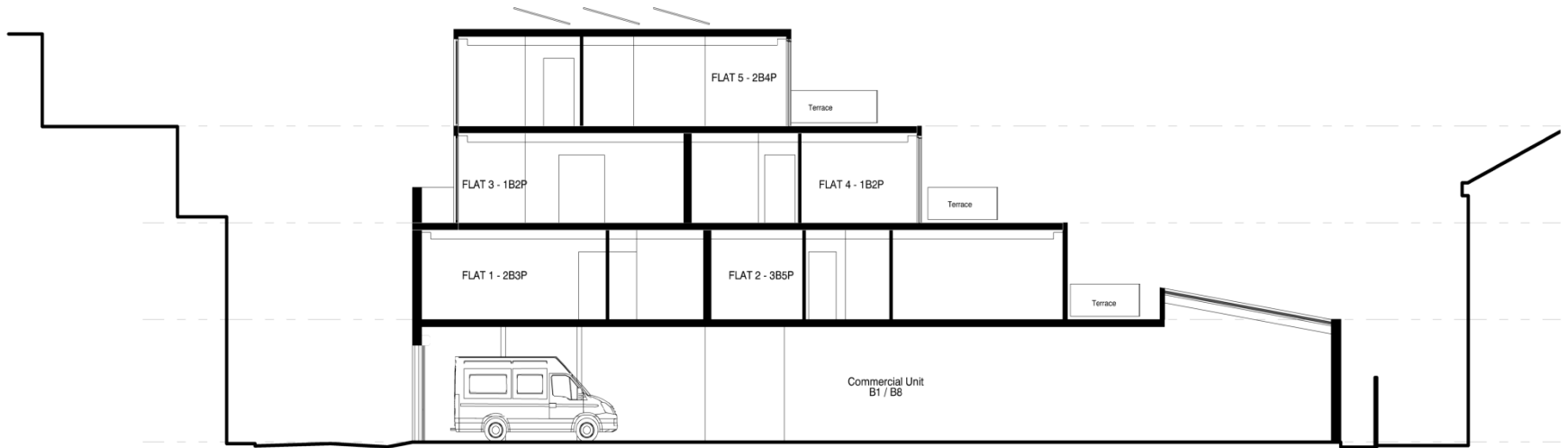


Proposed First Floor Plan



Proposed Third Floor Plan

# Proposed section

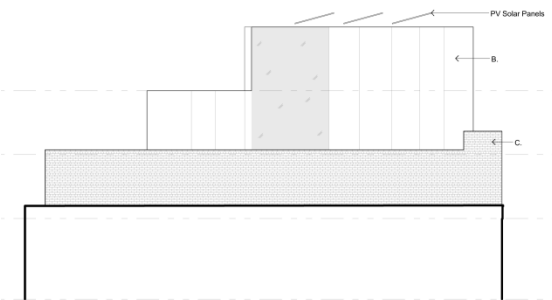


Section A-A  
1:100

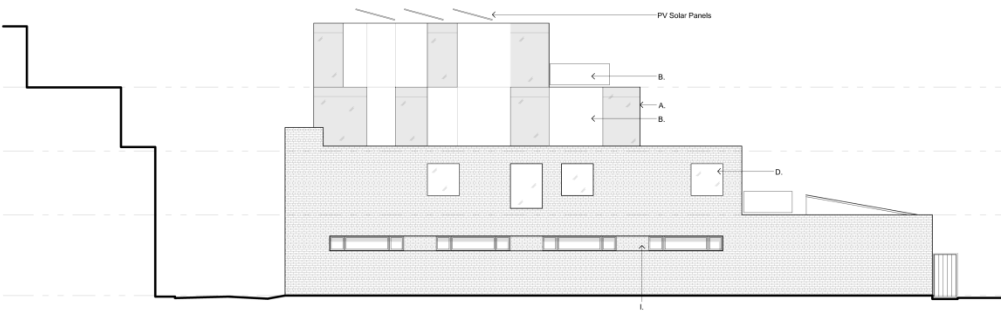
^ 26-28 Rochester Pl

81-83 Camden Rd ^

# Proposed elevations

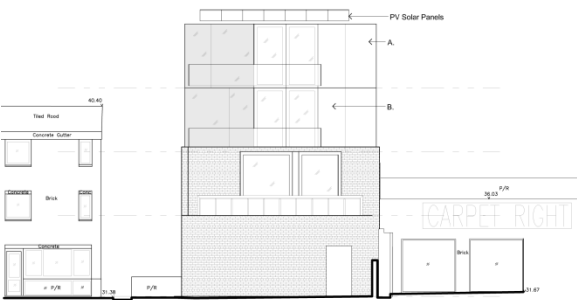


Side Elevation  
1:100

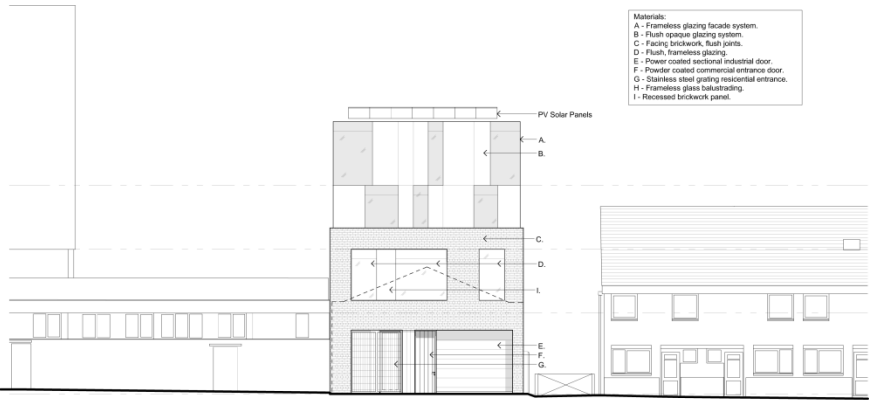


Side Elevation  
1:100

south side



Rear Elevation  
1:100



Front Elevation  
1:100

front

- Materials:
- A - Frameless glazing facade system.
  - B - Flush opaque glazing system.
  - C - Facing brickwork, flush joints.
  - D - Flush, frameless glazing.
  - E - Powder coated sectional industrial door.
  - F - Powder coated commercial entrance door.
  - G - Stainless steel grating residential entrance.
  - H - Frameless glass balustrading.
  - I - Recessed brickwork panel.

ALL DIMENSIONS A

SCHEME DESIGN & STRUCTURAL IP & PLANNERS CC

FOR PLANNING

BB PARTNER  
CHARTERED ARCHITECTS

16 ROCHESTER

PROPOSED E

date Aug '14 scale 1:100 of A1  
drg.no. CFS 10/

## Warehouse in Rochester Mews





## 26-28 Rochester Place opposite warehouse



# Views of side wall from courtyard between 2-12 Rochester Mews and 81-83 Camden Rd





## View of rear and 85-89 Camden Road

