

Address:	The Leighton Arms 101 Brecknock Road London N7 0DA		4
Application Number:	2014/4554/P	Officer: Neil Collins	
Ward:	Kentish Town		
Date Received:	14/07/2014		
Proposal: Conversion of the building to create five self-contained residential flats on the upper floors, comprising a single storey roof extension and three storey rear extension.			
Background Papers, Supporting Documents and Drawing numbers: Site Location Plan; BRE-EX-GA-02; BRE-EX-GA-03; BRE-EX-GA-04; BRE-EX-GA-05; BRE-EX-GA-06; BRE-EX-GA-07; BRE-EX-GA-08; BRE-EX-GA-08; BRE-EX-GA-09; BRE-EX-GA-10; BRE-EX-GA-11; BRE-EX-GA-12; BRE-PL-GA-02 A; BRE-PL-GA-03; BRE-PL-GA-04 A; BRE-PL-GA-05 B; BRE-PL-GA-06 C; BRE-PL-GA-07 C; BRE-PL-GA-08 C; BRE-PL-GA-09 C; BRE-PL-GA-10 E; BRE-PL-GA-11 C; BRE-PL-GA-12 C; BRE-PL-GA-13 C; BRE-PL-GA-14; BRE-PL-GA-15 C; Design and Access Statement, produced by Martin Evans Architects; Sustainability and Energy Strategy Report, produced by Syntegra Consulting, dated 10 th March 2014; and Daylight Assessment, produced by Dixon Payne, received 30th October 2014.			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and a S106 legal agreement			
Applicant:		Agent:	
C/O Agent		Martin Evans Architects 18 Charlotte Road London EC2A 3PB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A4 Drinking Establishments		313.9m ²
	C3 Dwelling House (ancillary)		178.5m ²
Proposed	A4 Drinking Establishments		231.9m ² (-82m ²)
	C3 Dwelling House		413.4m ² (+234.9m ²)

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

Proposed	<i>Flat/Maisonette</i>	1	4						
----------	------------------------	---	---	--	--	--	--	--	--

OFFICERS' REPORT

Reason for Referral to Committee: The application proposes the conversion and extension works that propose five self-contained residential units (Clause 3. III).

1.0 SITE

- 1.1 This application relates to The Leighton Arms public house, which is located on the corner of Brecknock Road and Torriano Avenue. The site comprises both the pub, a 3 storey Victorian building forming the end of a larger terrace fronting Brecknock Road, and a pub garden fronting Torriano Avenue. The pub operation is set over three floors: the basement (storage); the ground floor (main bar); and the first floor (kitchen). The first floor also comprises a former function room previously adjoined to the bar area via a spiral staircase, although this has been divided into smaller habitable rooms as part of the residential element on the upper floors. The date of the conversion of this space is unknown. The second floor is entirely residential, having been used as a flat in association with the pub use. It should be noted that the upper floors have always been accessed via the pub and have not formed a self-contained unit.
- 1.2 The pub garden is paved, with some shrubbery and a mature tree located in the south western corner, directly adjacent to the curtilage. A brick boundary wall abuts the pavement on Torriano Avenue and provides pedestrian access to the pub garden.
- 1.3 The surrounding area is predominantly residential, comprising Victorian buildings of stock brick and painted stucco. There are various examples of modern additions within the area. The site is neither located within any designated conservation area, nor is the building statutorily or local listed. The site has a Public Transport Accessibility Level of 4 and the site is located within a Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the following:

- Conversion of the existing pub building to create three 2-bed flats and one 1-bed self-contained residential flats on the first and second floors;
- Single-storey roof extension to create a further 2-bed self-contained flat with associated roof terrace;
- Two-storey rear extension spanning the entire width of the rear elevation, incorporating a separate ground floor entrance to the upper residential flats, with roof terrace above;
- Retention of existing pub use on the ground floor of the building.

During the course of the application the Planning Officer has negotiated the following changes to the application:

- Reduction in the number of proposed flats;
- Reduction in the height of the rear extension;

- Setting back of rear extension to reveal quoins of the existing pub building;
- Reduction in the size and prominence of the roof extension, including setting back from the edge of the building;
- Removal of part of the proposed roof terrace, to prevent overlooking to 103 Brecknock Road; and
- Reconfiguration of ground floor residential entrance to improve access and available secure cycle-storage area.

3.0 RELEVANT HISTORY

- 3.1 The pub is historic and has not undergone any significant change since its first operation. As such, there is no relevant planning history for this site.
- 3.2 This application has been considered alongside a separate application for the erection of two houses on the rear portion of the site (Ref: 2014/4554/P), which is also presented to Members in a separate report

4.0 CONSULTATIONS

4.1 Statutory Consultees

N/A

4.2 Public Notification

- 4.2.1 A site notice was displayed on 03/09/2014 and an advert was published in the Ham and High on 04/09/2014.
- 4.2.2 A summary of the neighbour notification is detailed below:

<u>Adjoining Occupiers</u>	<u>Original</u>
<i>Number of letters sent</i>	06
<i>Total number of responses received</i>	35
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	34

Objections are on the following grounds:

- Extensions to the building are overly dominant;
- The design of the extension is too heavy for safety – subsidence risk in Torriano Avenue;
- The design and materials of the extensions are inappropriate for the building and area;
- The development would result in the loss of chimneys and architectural details;
- Loss of privacy for neighbouring residents from the proposed balconies;
- Parking issues;
- Insufficient waste and recycling facilities;
- No green space for flat residents;

- No affordable rents or social housing;

5.0 POLICY CONTEXT

5.1 National and Regional Planning Policy

National Planning Policy Framework (Adopted March, 2012)
The London Plan: Spatial Development Strategy for Greater London: 2011

5.2 Local Planning Policy

5.2.1 Camden LDF Core Strategy 2010

- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS10 Supporting community facilities and services
- CS11 Promoting sustainable and efficient travel
- CS15 Open space and biodiversity
- CS14 Promoting high quality places and conserving our heritage
- CS17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling

5.2.2 Camden Development Policies 2010

- DP1 Mixed use development
- DP2 Making full use of Camden's capacity for housing
- DP3 Contributions to the supply of affordable 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
- DP15 Community and Leisure uses
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- 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
- DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities.

5.3 Supplementary guidance

5.3.1 Camden Planning Guidance (updated 2013)

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG6 Amenity

6.0 ASSESSMENT

6.1.1 The material considerations for this application are summarised as follows:

- Land use
 - Loss of community/pub facilities;
 - The acceptability of residential uses on the site;
- Design and appearance;
- Neighbouring amenity;
- Standard of residential accommodation;
- Highways and Transport impacts;
- Sustainability;
- Trees and Biodiversity;
- Community Infrastructure Levy; and
- Other matters / Contributions

6.2 Change of use

Loss of community/pub facilities

- 6.2.1 Paragraph 15.7 of policy DP15 is relevant and states that the Council will resist the loss of local pubs that serve of community role unless alternative provision is available nearby or it can be demonstrated to the Councils satisfaction that the premises are no longer economically viable for pub use. The NPPF paragraph 70 states that to “deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as...Public Houses)” to enhance the sustainability of communities and residential environments.
- 6.2.2 It should first be noted that the proposal encompasses retention of the pub on the ground and basement floors of the building. As such, the pub would not be lost as a result of the proposed development. The rear extension would replace some single storey extensions to the pub, thereby curtailing the available pub floor space by approximately 27m² on the ground floor. The resulting 231.9m² (GIA) would adequately provide for viable ongoing use of the ground floor pub premises.
- 6.2.3 The original pub facilities comprised the ground floor bar and a kitchen and separate function room (formally linked to the ground floor via an internal spiral staircase) at first floor level, with storage located within the basement. The first floor function room has since been converted for extended use of the upper floor living accommodation, which has always been ancillary to the pub use, given that it has not formed a self-contained residential unit with its own entrance. The point at which the function room ceased to be used as part of the pub is not clear. However, following public consultation, no information has been forthcoming to suggest that the first floor function room has in any way been used for community purposes. Furthermore, a thorough search of the internet neither reveals any past events, nor any facility to book the space for private hire.

- 6.2.4 The proposal would disconnect the pub garden from the internal bar through the proposed rear extension. As such, whilst the garden could still be used by patrons, the resulting relationship would unlikely be a viable arrangement. It is understood that the pub garden has been in continuous use in relation to the pub operations until shortly preceding submission of the application. Information has been submitted by local residents to support the claim that the garden has been in use by patrons of the pub. However, submitted comments do not suggest that that loss of the garden would result in the inability for any community group to continue functioning, nor is there any formal booking system for the space. Taking all comments and information into account, the proposal would not result in the loss of any existing community use. In assessing this application, per se, severing the garden space from the internal bar would not result in any change to the existing arrangement in terms of its availability for community purposes. Notwithstanding this, the pub itself would remain, as would the availability of internal space for informal and social meetings. As such, the proposal is not contrary to the requirements of policy DP15 and is considered acceptable in this respect.
- 6.2.5 Further to the above considerations, officers in the Licensing team have confirmed that the Council has until very recently received complaints regarding use of the pub garden and the resulting disturbances to local residents. This supports the applicant's claim that ongoing use of the pub garden has the potential for loss of amenity to existing residents and has a bearing on the ongoing viability of the pub, due to the requirement for additional staff to oversee use of external areas in the interest of preventing disturbances for local residents.

Residential use

- 6.2.6 Camden's LDF, in particular Policy DP2, emphasises the priority for housing in the borough and states that Council will seek to maximise the supply of homes. In this particular location, the site lies within a predominantly residential area. Coupled with a Public Transport Accessibility Level of 4, the site is suitable for sustainable residential development and this is wholly accepted in principle.
- 6.2.7 Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The proposal is to provide 4 x two-bed units and 1 x one-bed unit. The housing size priority is for market two bedroom units (50%). As such, the proposal adequately provides for the most needed accommodation.
- 6.2.8 The relationship between the public house and the proposed residential units has been fully considered in assessing this application. The premises operate as a typical local public house, the main thrust of which is the sale of alcohol to regular patrons. Sporadic events, including amplified music, are held within the bar area, but the premises is not known as a specialist music venue. With the advice of Environmental Health officers, it is considered necessary to impose conditions to ensure that sound insulation is suitably incorporated in the conversion works to protect future residential occupiers from any disturbance. The existing operation is not of particular concern, but it is considered necessary to ensure that any changes in the number and nature of events held at the pub would not give rise to noise disturbances. Officers are satisfied that, with the conditional controls recommended, the two use can coexist without harm to each other.

6.3 Design and appearance

6.3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application:

- development should consider the character, setting, context and the form and scale of neighbouring buildings;
- development should consider the character and proportions of the existing building,
- where extensions and alterations are proposed; developments should consider the quality of materials to be used.

6.3.2 The site is not within any designated conservation area. However, the area does possess a strong Victorian character, both in terms of the arrangement of buildings and the architectural style and general appearance. The local area also comprises buildings on the Council's Draft Local List of Non-Designated Heritage Assets, including buildings in Torriano Avenue. However, the area has undergone significant change, both to existing buildings and through the addition of modern buildings.

6.3.3 The proposed extensions to the existing building would be contemporary in appearance. Starting with the proposed rear extension, the height and bulk of the extension would be subordinate to the host building and would retain a full floor between the extension and the parapet of the host building, in accordance with policy guidance contained within CPG1: Design. The proposed roof extension would adopt a contemporary, rather than traditional mansard, form and adopted policy does not preclude this design approach, provided the resulting development considers its local context. Following revision, the roof extension would be set well back from the edge of the building. As such, the extension would not appear in close views of the building and would be most appreciated in wide ranging views, specifically along Brecknock Road. Even in the more prominent views the extension would be a very minor and subordinate element of the overall appearance of the building. The applicant has submitted drawings to demonstrate the line of sight in views from the pavement on the opposite sides of Torriano Avenue and Brecknock Road, from which only the fascia of the extension would be visible. The proposed powder coated aluminium facing material for the extensions would present the additions as secondary elements of the host building. In the case of the roof extension, the material would not be widely appreciated. The rear extension would be set back from the corner of the host building, both to retain the existing quoins on the upper floors and to provide some relief in the street scene. The rear elevation of the rear extension would be rendered so that, in the event that the garden area remains open, the predominant material would be render. In addition to glazing the proposed aluminium material of the rear extension would be a relatively minor element of the overall appearance. Adopted design policy and guidance does not preclude the use of contrasting materials, but it does require that they are good quality. As such, a condition is recommended, requiring approval of samples of all facing materials.

6.4 Neighbouring Amenity

Privacy

- 6.4.1 The existing site provides an outlook from upper floor windows on the rear elevation of the pub building. This arrangement would not be overly affected by the proposed extensions to the building. The proposed roof alterations would comprise a rear-facing window and terrace, which would provide oblique, almost perpendicular, views towards neighbouring windows in Torriano Avenue, which would not present any significant change to the privacy of neighbouring occupants. The application proposed to improve the existing overlooking of rear gardens from the application site through the imposition of privacy screens on the first and second floors. A condition is recommended requiring approval of the exact design of the proposed screens, both for aesthetic purposes and to ensure that the best outcome in terms of privacy for neighbouring occupants.

Daylight / Sunlight

- 6.4.2 In terms of daylight/sunlight the application comprises analytical information regarding the impact upon neighbouring occupants, including a vertical sky component (VSC) measurement, consistent with the guidance set out in CPG6 Ch6 and BRE guidelines. The assessment indicates that none of the nearest neighbouring windows with an outlook facing the site would result in a VSC of less than the 27% target enshrined in BRE guidance. Therefore, in terms of daylight matters, it has been sufficiently demonstrated that the proposed development will maintain an adequate amount of daylight to all adjoining windows.

6.5 Standard of residential accommodation

- 6.5.1 The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:
- a) The proposed units would satisfy Camden's minimum internal space standards in terms of Gross Internal Areas and individual room sizes.
 - b) The proposal includes a Lifetimes Homes assessment which demonstrates how the proposal responds to the issue of accessibility. The proposal satisfies most of the criteria, with the exception of the inclusion of units adaptable for wheelchair use. However given the proposal relates to upper floors within an existing building, this is considered to be acceptable.
 - d) Each unit would be dual-aspect and the glazing to all habitable rooms would exceed 20% of the floor area, sufficient to light habitable rooms adequately.
 - e) With the exception of the one-bed flat at first floor level, all units would have access to private outdoor amenity space.
 - g) The units would have dedicated waste and recycling facilities located at street level.
- 6.5.2 Taking the above into account, the standard of residential accommodation is considered to be very good and accords with adopted policy and guidance.

6.6 Highways and Transport Impacts

Car-free

- 6.6.1 The proposal does not have any existing off-street car parking and no off-street car parking is proposed. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 4 (good). Given the transport accessibility level, the site is suitable for car-free development. The applicant has agreed to enter into a legal agreement for a car-free development.

Cycle storage facilities

- 6.6.2 One of the key transport aims within the LDF is to promote cycling in the borough. Furthermore Camden's Transport Strategy has set a target of 25% for cycling as a proportion of road traffic flows in the borough by 2020. The proposed development comprises secure ground floor cycle storage provision internally within the conversion (application a) and within the rear gardens of the proposed dwellings (application b). The areas shown on the submitted plans are sufficient for the required storage of at least 5 cycles (1 per unit), in accordance with adopted standards. Details of the storage facilities for 5 cycles would be required by way of a condition and secured as part of a S106 legal agreement.

Highways works

- 6.6.3 The footway and carriageway adjacent to the site are likely to be damaged as a direct result of the proposed refurbishment and development works, resulting in the need for repairs. As such, a contribution to highways works would be required for any necessary remedial works and would be secured by legal agreement.

Pedestrian, Cycling and Environmental Improvements

- 6.6.4 Owing to the nature of the proposed development, it is also appropriate for the Council to secure a financial contribution towards Pedestrian, Cycling and Environmental Improvements in the local area. Transport Officers have advised that a financial contribution of £4,000 should be secured via S106 Legal Agreement, in this regard.

6.7 Sustainability

- 6.7.1 London Plan policy 5.2 requires that all developments make the fullest contribution to minimising CO2 emissions in accordance with the energy hierarchy. The applicant has submitted an Energy Statement, which outlines that the development would meet the Mayor's Energy Hierarchy through investment in a high performance building fabric and energy efficient engineering systems. It is envisaged that the development would exceed policy requirements for new build development.

6.8 Impact upon trees and biodiversity

- 6.8.1 There is a mature tree in the south west corner of the site, which could be affected by the construction of the houses. The tree is not protected by virtue of a Tree Preservation Order, but a condition is recommended by tree officers to ensure that the tree is protected during construction in accordance with British Standards.
- 6.8.2 Core Strategy Policy CS15 states that designated parks and open spaces will be protected in the interest of the health of residents and to promote increased levels of biodiversity. This site is not designated within the adopted Proposals Map and, as such, development of the site would not be contrary to policy regarding biodiversity. However, it is noted that a condition would be attached to any permission to protect the existing tree and the habitat it provides for wildlife.

6.9 Other matters / Contributions

Open Space

- 6.9.1 As the applications would add five or more additional dwellings, the development generates a requirement for a public open space contribution. The application site restricts the preferred on-site provision of public open space and so a financial contribution for off-site provision is required in accordance with policy DP31 and CPG6 (Amenity). Financial contributions are based upon the capital cost of providing new public open space, the cost of maintenance for the first 5 years, and the cost of design and administration and . The financial contributions required are set out in CPG 8 and are calculated in relation to residential uses, as below:

Unit Size	Cost of provision			
	Capital	Maintenance	Design & Admin	Total
1 Bedroom	£385	£386	£46	£817
2 Bedrooms	£663	£561	£80	£1,304
3 Bedrooms	£1,326	£832	£159	£2,317

- 6.9.2 The required contribution for the development proposed in both applications is outlined in the following table:

Unit Size	Number of units	Costs of provision			
		Capital	Maintenance	Design & Admin	Total
1 Bedroom	1	£385	£386	£46	£817
2 Bedroom	4	£2,562	£2,244	£320	£5126
				Total	£5,943

- 6.9.3 Therefore, a contribution of £5,943 would be required in relation to the proposed residential units, which would be secured via S106 legal agreement.

Education

- 6.9.2 The application proposes five dwellings, four of which would be sized with potential for family use. Therefore, a financial contribution is sought in line with CPG8 and policies CS10, CS19 and DP15. Four 2-bed units would lead to a required contribution of £8,852 (£2,213 per unit) to ensure adequate provision of education infrastructure to meet the needs of the development. This contribution would be secured by S106 legal agreement.

Community Infrastructure Levy (CIL)

- 6.9.3 The proposals would be liable for the Mayor of London's CIL as the application proposes the creation of new residential dwellings. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

7. CONCLUSION

- 7.1 The proposed scheme would provide good quality housing in line with the overarching objectives of the LDF. The standard of residential accommodation would be very good, meeting all policy requirements, including minimum internal and external space standards, lifetime homes and access standards and refuse/recycling and cycle storage. The amenity of existing residents would be adequately protected and no loss of community facilities has been identified as part of the assessment of the application. Use of the existing pub garden has caused neighbour disturbance until recent times and its change of use would result in an improved amenity for neighbouring residents in the long term.
- 7.2 Planning Permission is recommended subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:-
- Car-free development;
 - Construction Management Plan;
 - Financial contributions to highways works (amount to be confirmed);
 - Financial contribution of £4,000 towards Pedestrian, Cycling and Environmental improvements;
 - Financial contribution of £5,943 to public open space provision; and
 - Financial contribution of £8,852 to Education;

Conditions/Reasons and Informatives:

- 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 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 and external doors;

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

c) 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.

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

Site Location Plan; BRE-EX-GA-02; BRE-EX-GA-03; BRE-EX-GA-04; BRE-EX-GA-05; BRE-EX-GA-06; BRE-EX-GA-07; BRE-EX-GA-08; BRE-EX-GA-08; BRE-EX-GA-09; BRE-EX-GA-10; BRE-EX-GA-11; BRE-EX-GA-12; BRE-PL-GA-02 A; BRE-PL-GA-03; BRE-PL-GA-04 A; BRE-PL-GA-05 B; BRE-PL-GA-06 C; BRE-PL-GA-07 C; BRE-PL-GA-08 C; BRE-PL-GA-09 C; BRE-PL-GA-10 E; BRE-PL-GA-11 C; BRE-PL-GA-12 C; BRE-PL-GA-13 C; BRE-PL-GA-14; BRE-PL-GA-15 C; Design and Access Statement, produced by Martin Evans Architects; and Daylight Assessment, produced by Dixon Payne, received 30th October 2014.

Reason:

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

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and C_{tr} dB of at least 20dB above the Building Regulations value, for the wall and floors separating the residential units from the ground and basement floors. Approved details shall be implemented prior to first occupation of the residential units and thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of the future occupiers of the approved residential use 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.

- 5 Prior to the first use of any amplified sound equipment at ground and basement level, an appropriate automatic noise control device must be fitted to all amplified sound equipment. The device must be:

- a) Set so that the volume of any amplified sound emanating from the premises is inaudible in any residential part of the new development.
- b) The limiting device must be capable of controlling the frequency element of entertainment music.

Reason: To safeguard the amenities of the future occupiers of the approved residential use 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.

- 6 Prior to occupation of the hereby approved units, a post completion noise and vibration assessment shall be carried out from within the approved residential units and external amenity areas to confirm compliance with the noise and vibration criteria submitted for conditions 4 and 5 and any additional steps that may be required to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers of the approved residential use 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.

- 7 Prior to the first use of any amplified sound equipment at basement and ground floor, all sound system speaker equipment shall be fitted with an appropriate anti-vibration system.

Reason: To safeguard the amenities of the future occupiers of the approved residential use 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.

8. 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.

9. Only the areas specifically shown on the plans hereby approved as external terraces shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement 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.

10. Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

11. Prior to first occupation of the development hereby approved, details of the cycle storage for 5 cycles shall be submitted to and approved by the local planning authority. The approved facility shall 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.

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.

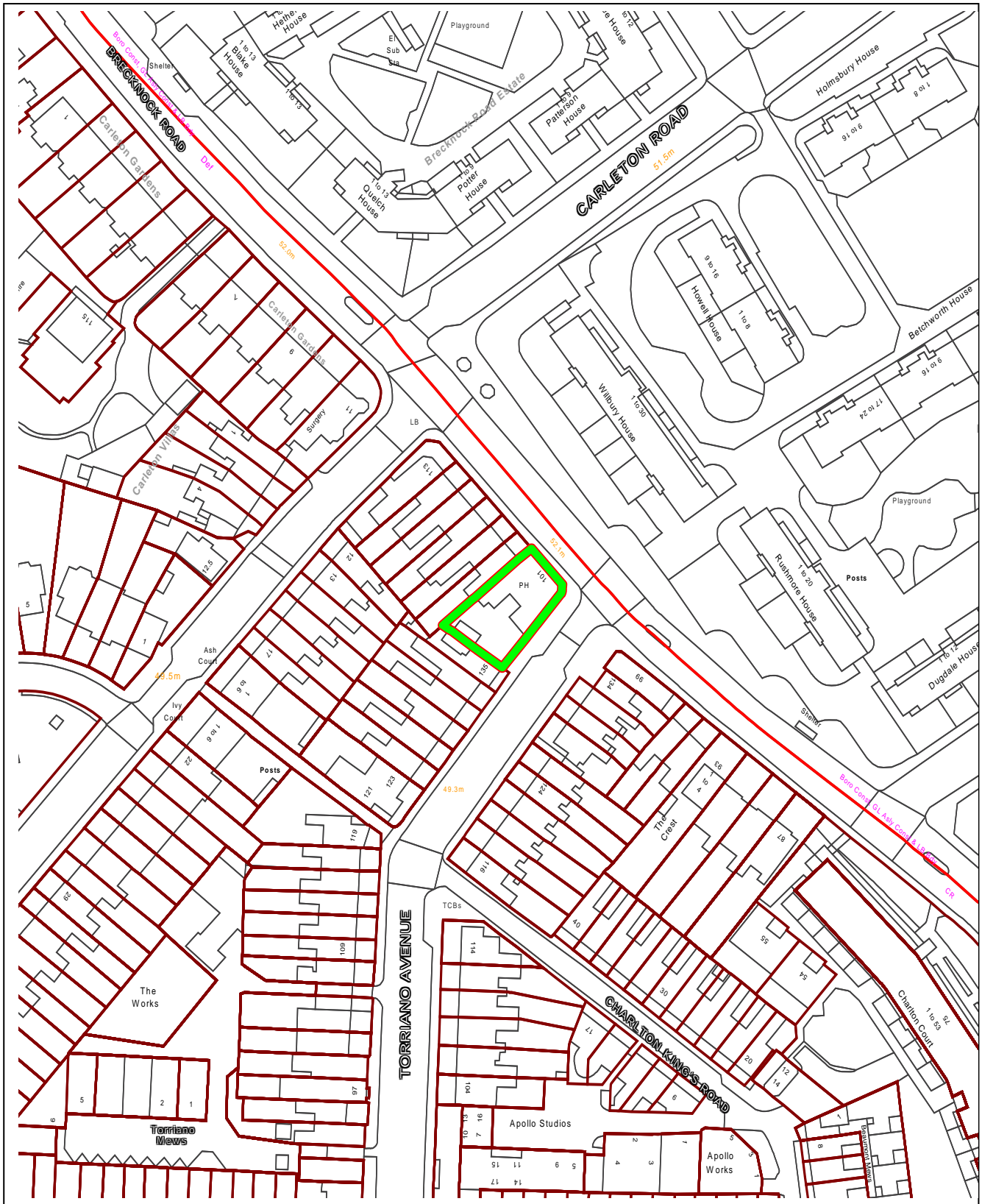
The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who 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 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.



	<p>Application No: 2014/4554/P</p> <p>The Leighton 101 Brecknock Road London N7 0DA</p>	<p>Scale: 1:1250</p> <p>Date: 27-Feb-15</p>	<p>N</p> 
<p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p>			

101 Brecknock Road– Location Plan



Site viewed from Torriano Avenue



134 Torriano Avenue – adjacent to the site



Properties on the opposite site of Torriano Avenue



Existing outlook towards 134 Torriano Avenue
from upper storeys of the existing building

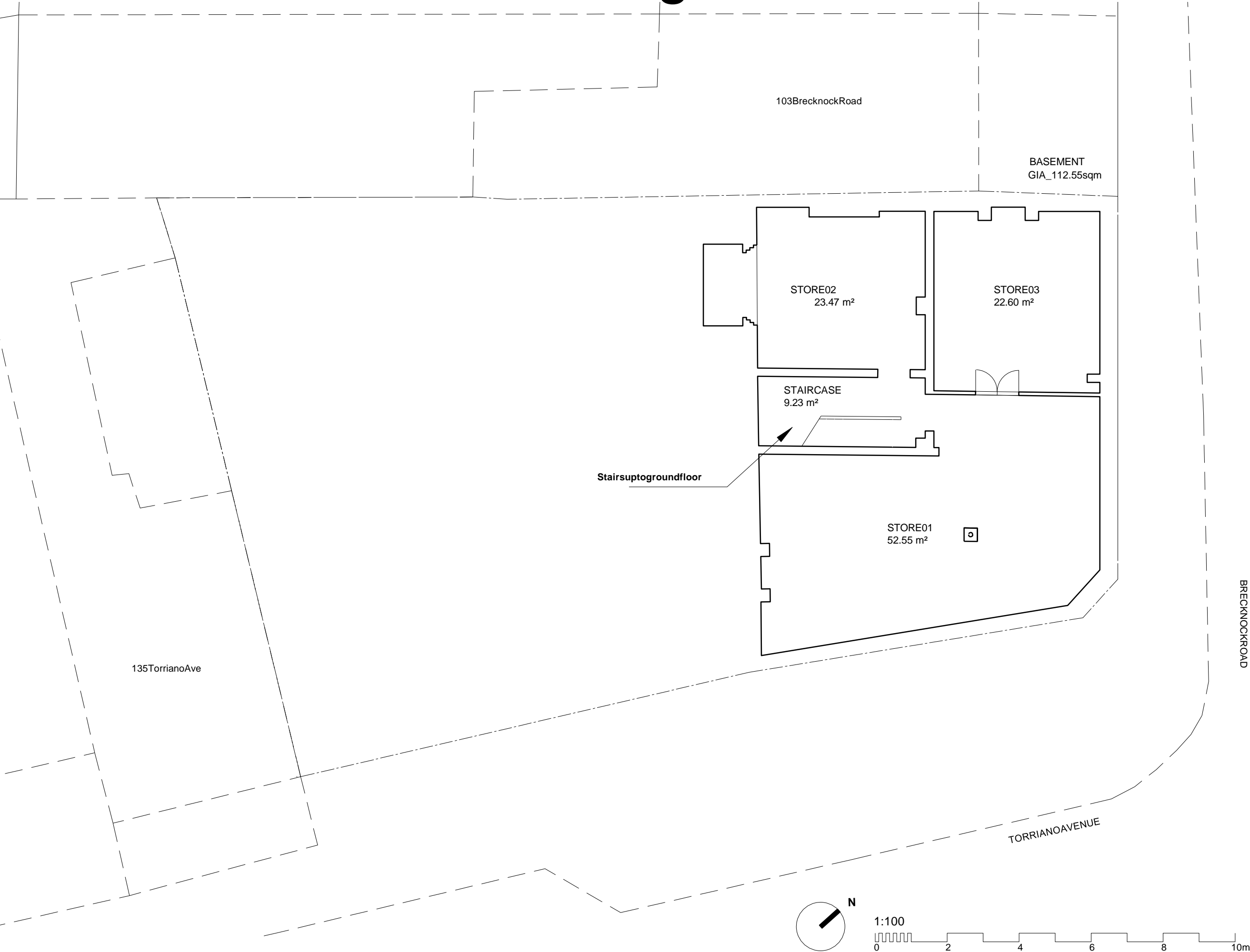


Existing Plans

NOTES

DONOTSCALEFROMTHISDRAWING

EXISTING

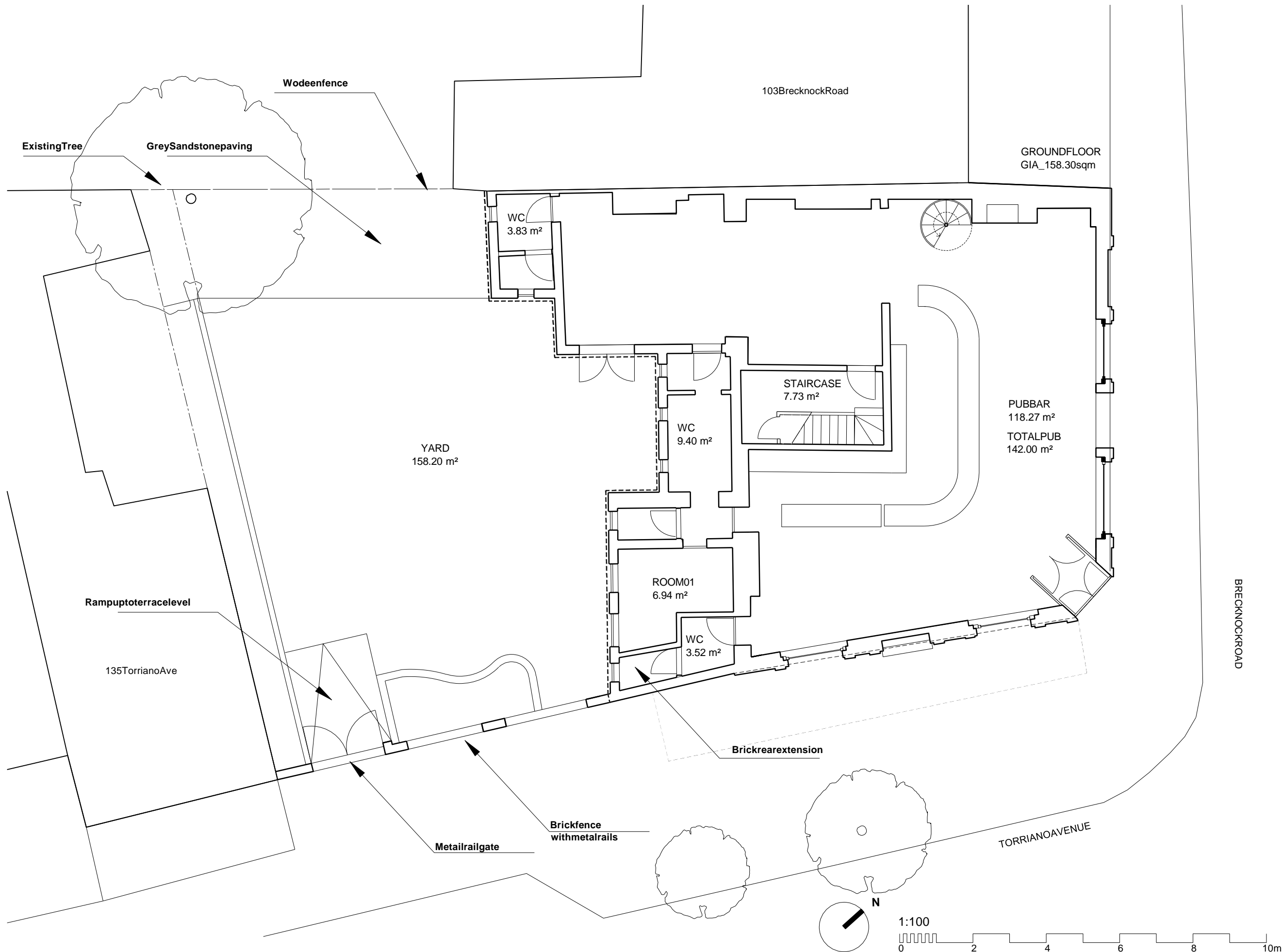


MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
BASEMENTPLAN
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-03

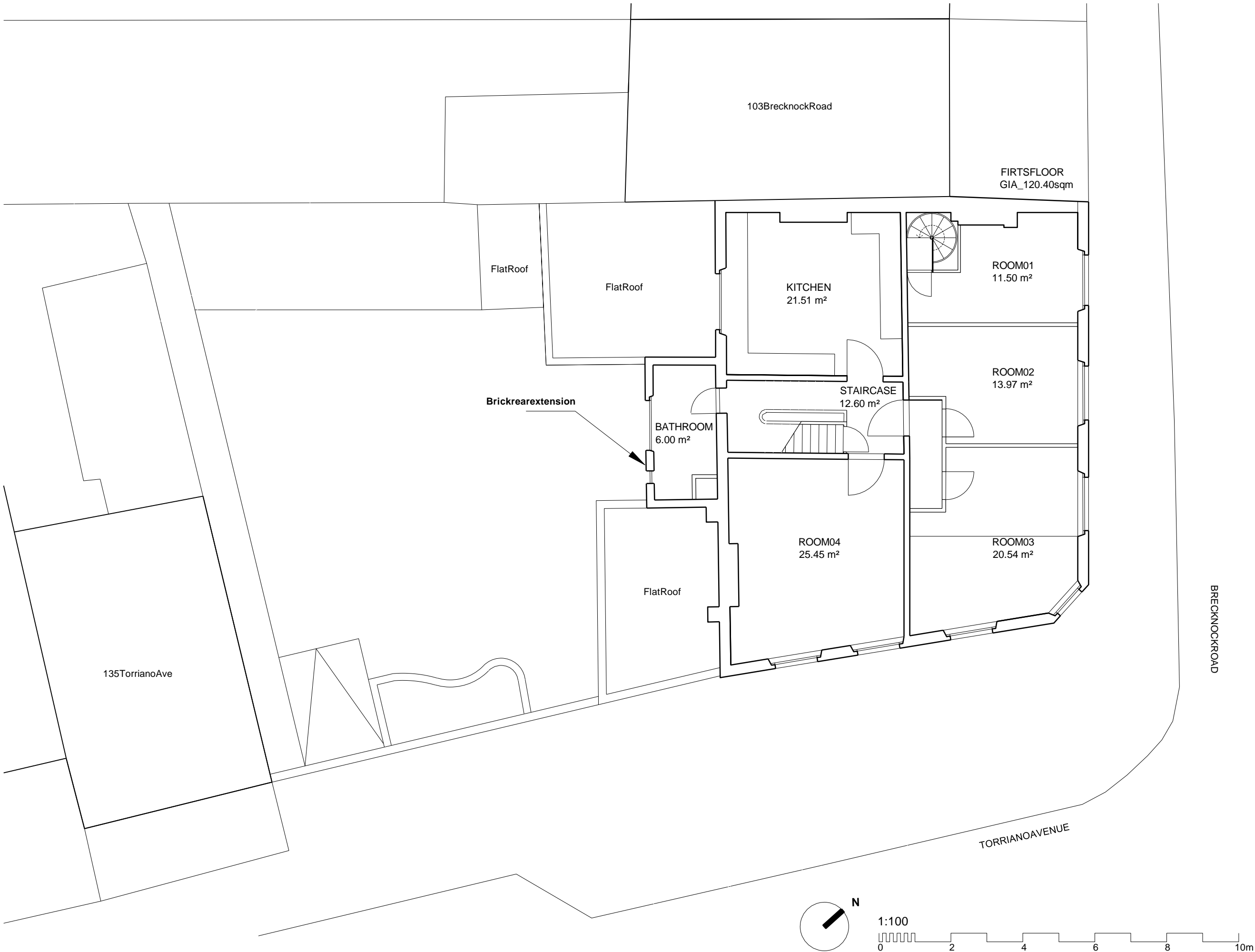


MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
GROUND FLOOR PLAN
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWING NO.	BRE-EX-GA-04



MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
FIRSTFLOORPLAN
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-05



NOTES

DONOTSCALEFROMTHISDRAWING

EXISTING

MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
SECONDFLOORPLAN
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-06



NOTES

DONOTSCALEFROMTHISDRAWING

EXISTING

MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
ROOFPLAN
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-07

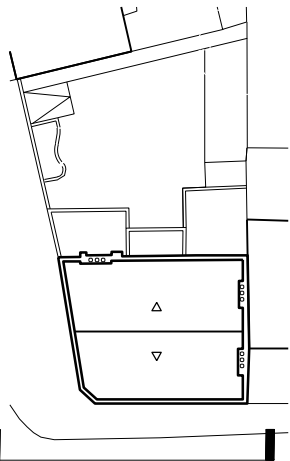
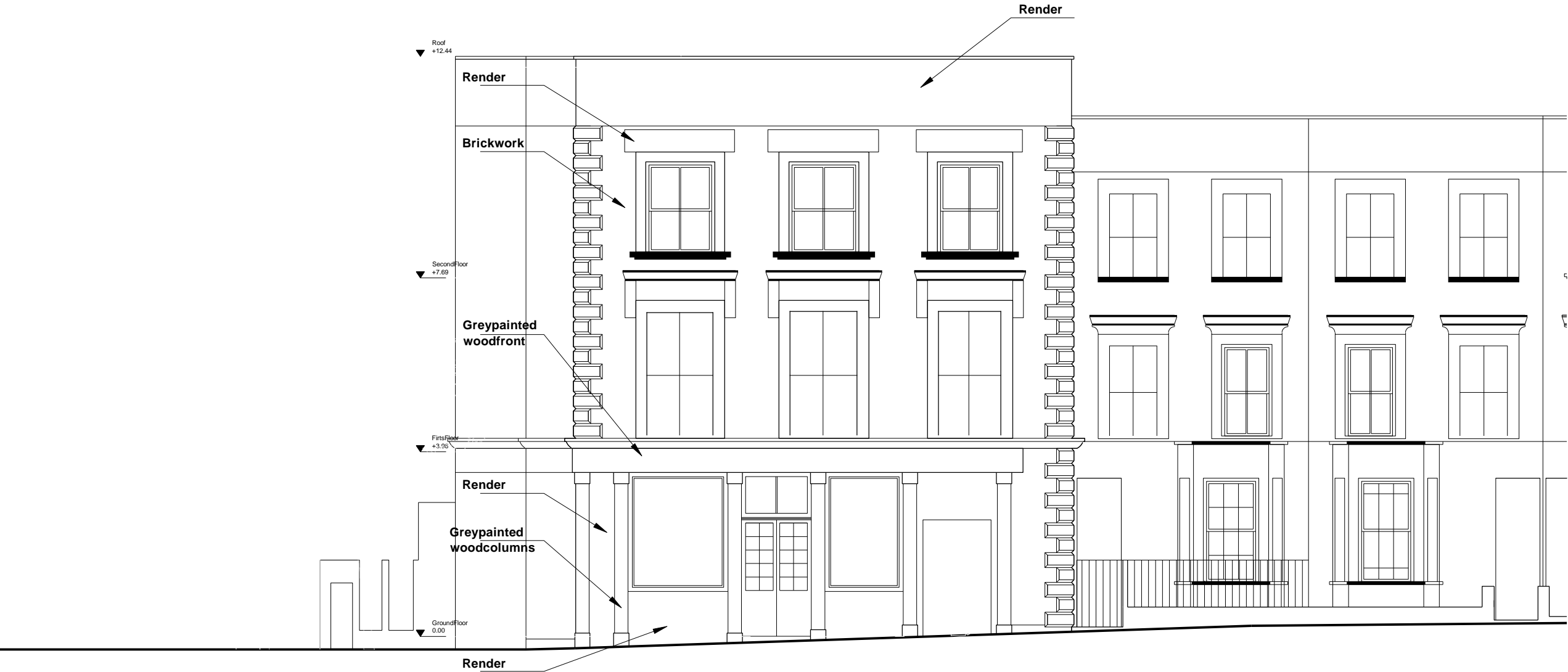
TorrianoAvenue

101BrecknockRoad

103BrecknockRoad

105BrecknockRoad

107BrecknockRoad



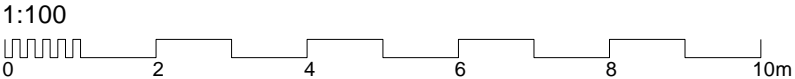
ELEVATION_BRECKNOCKROAD
1100

MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
BrecknockRoadElevation
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-08





ELEVATION_TORRIANOAVENUE
1100

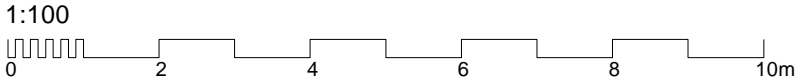


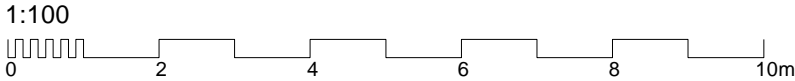
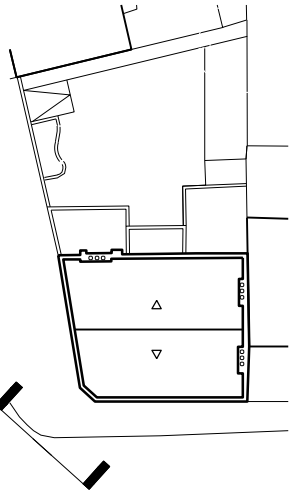
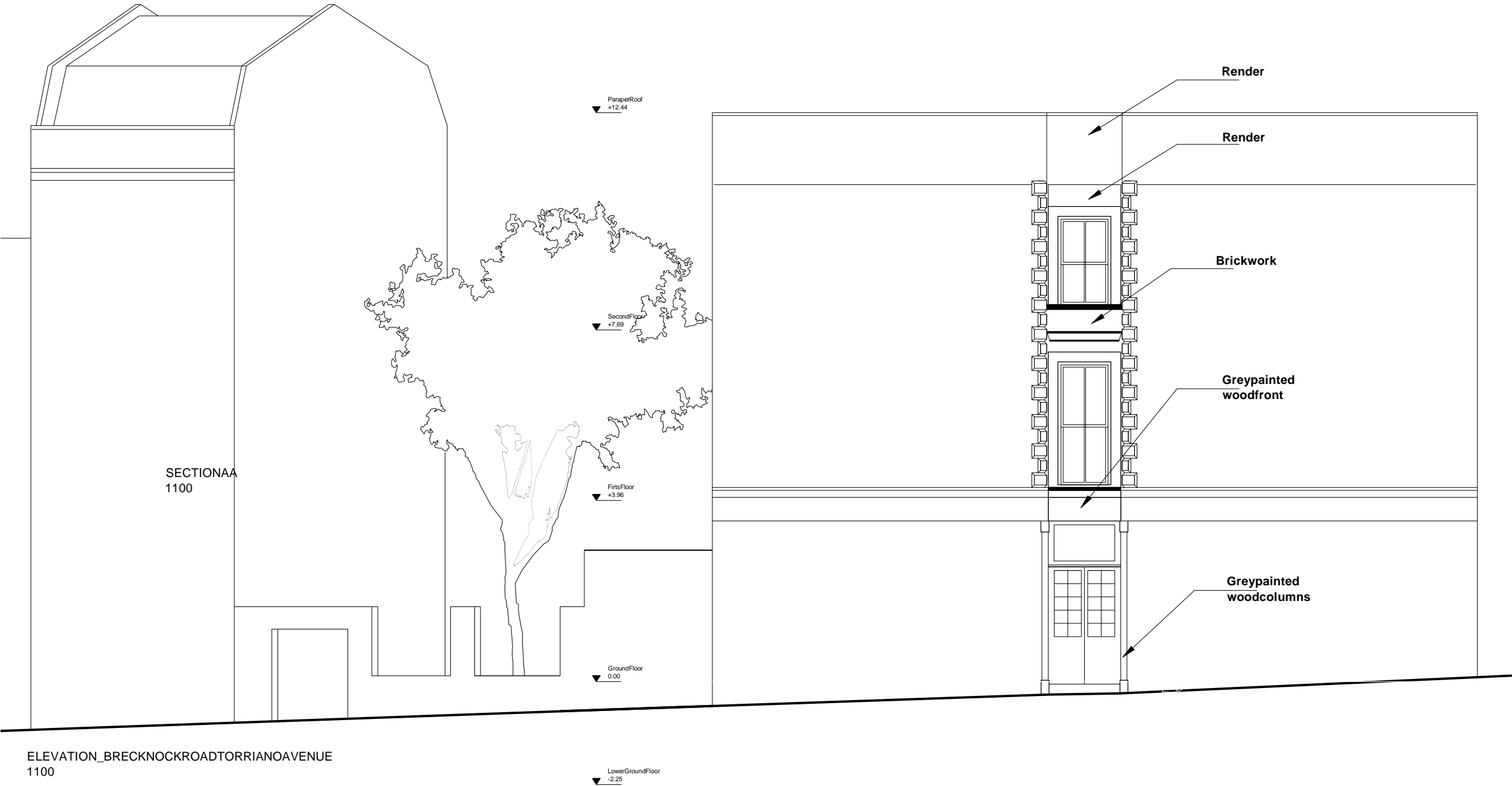
MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

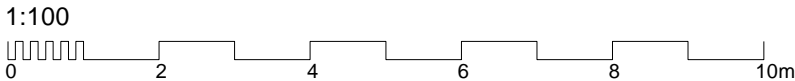
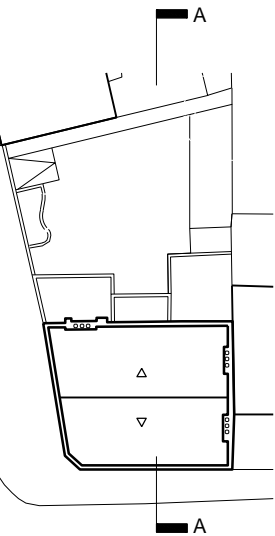
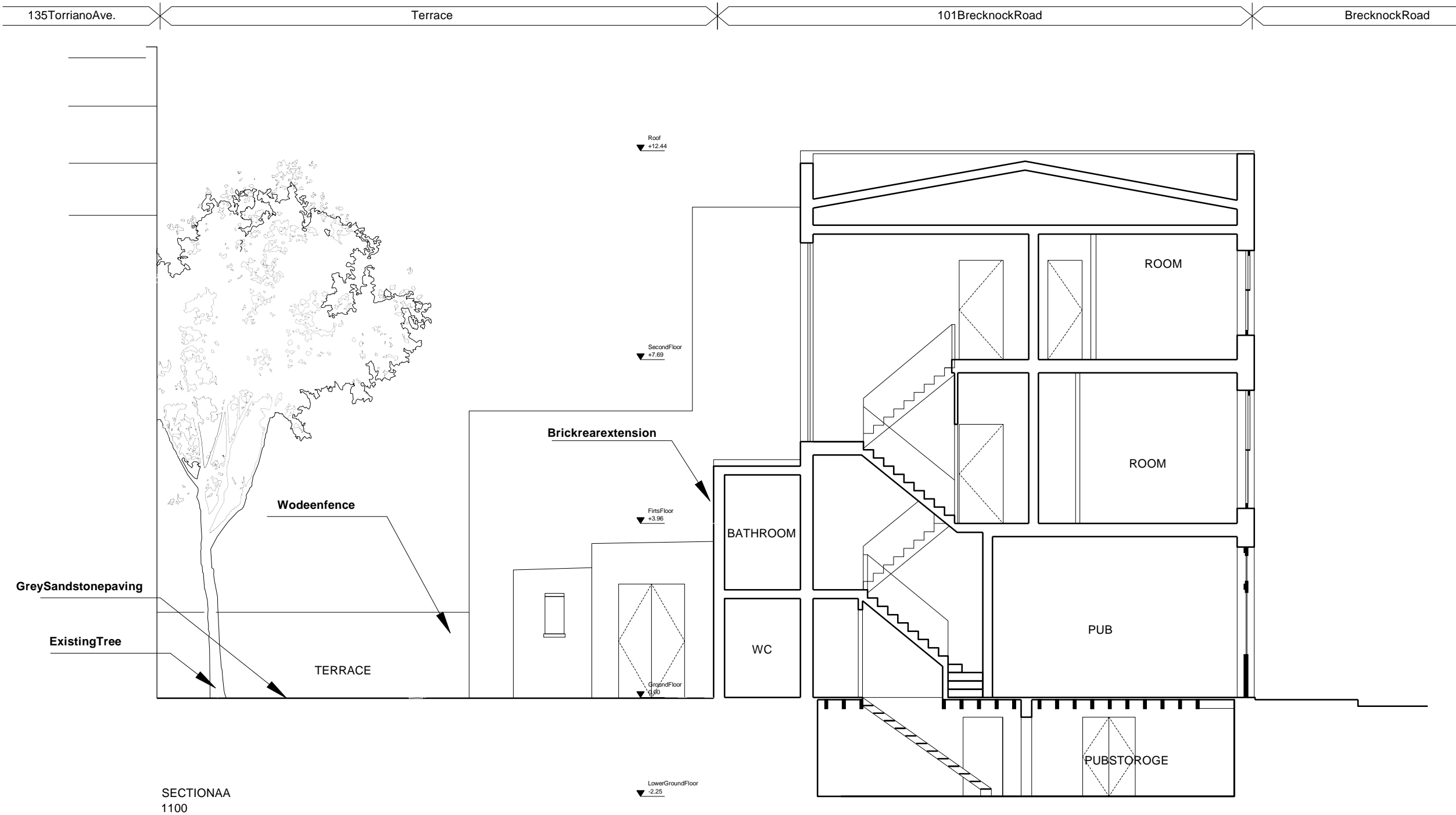
TITLE
TorrianoAve.Elevation
(EXISTING)

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-09





MartinEvans Architects 18CharlotteRoad LondonEC2A3PB tel02077292474	
JOB TheLeighton 101BrecknockRoad London,N70DA	
TITLE TorrianoAveBrecknockRoadElevation (EXISTING)	
DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-10



MartinEvans Architects 18CharlotteRoad LondonEC2A3PB tel02077292474	
JOB TheLeighton 101BrecknockRoad London,N70DA	
TITLE SectionAA (EXISTING)	
DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-EX-GA-11

125 127 129 131 133 135 Yard 101BrecknokRd BrecknokRoad WillburyHouse



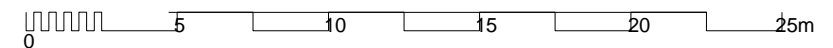
CONTEXT ELEVATION_TORRIANO AVENUE
1250

95 97 99 TorrianoAvenue 101 103 105 107 109 111 113 LeightonGrove



CONTEXT ELEVATION_BRECKNOCK ROAD
1250

1:250



Martin Evans

Architects

18 Charlotte Road

London EC2A 3PB

tel 0207 7292474

JOB

The Leighton

101 Brecknock Road

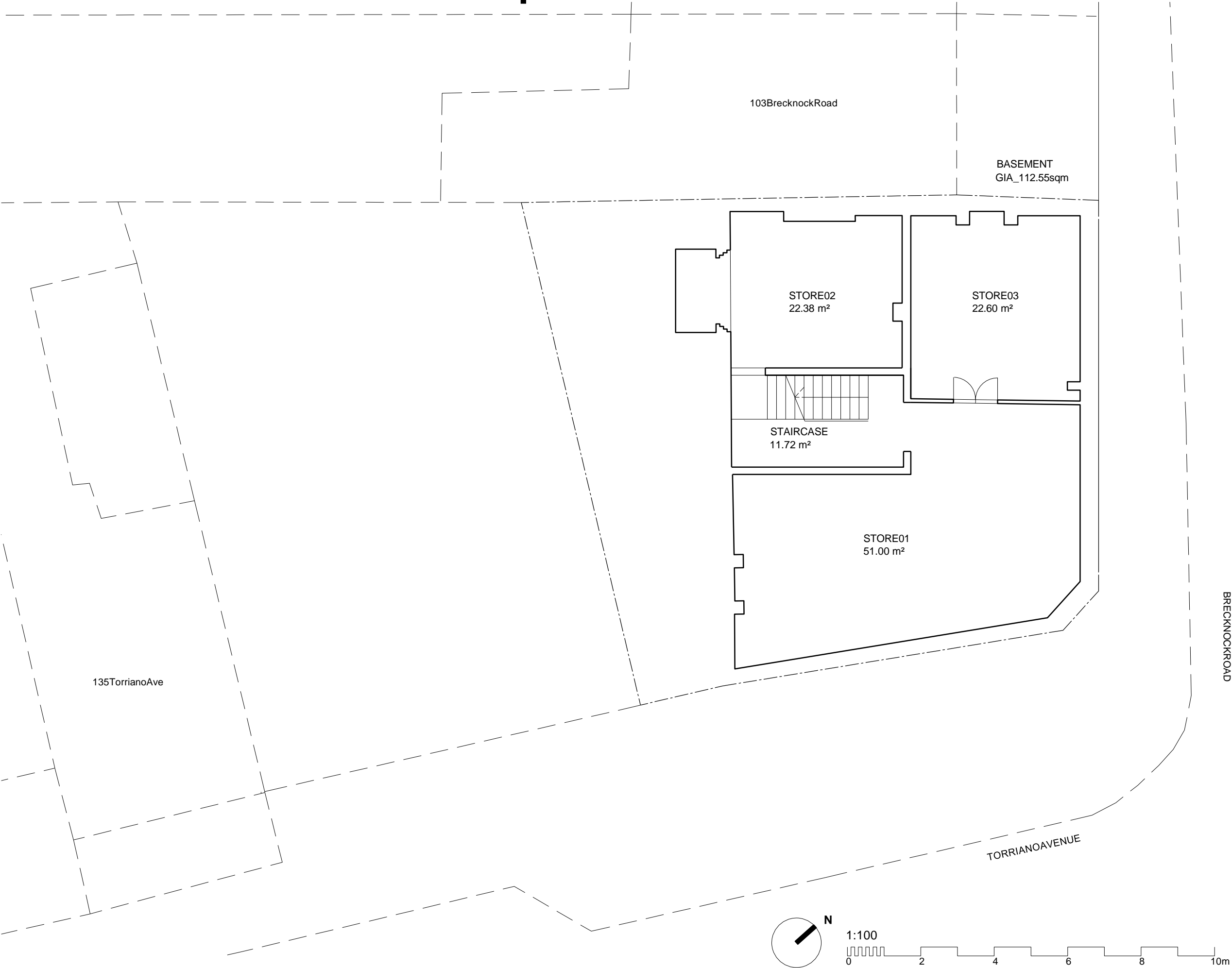
London, N7 0DA

Proposed Plans

NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

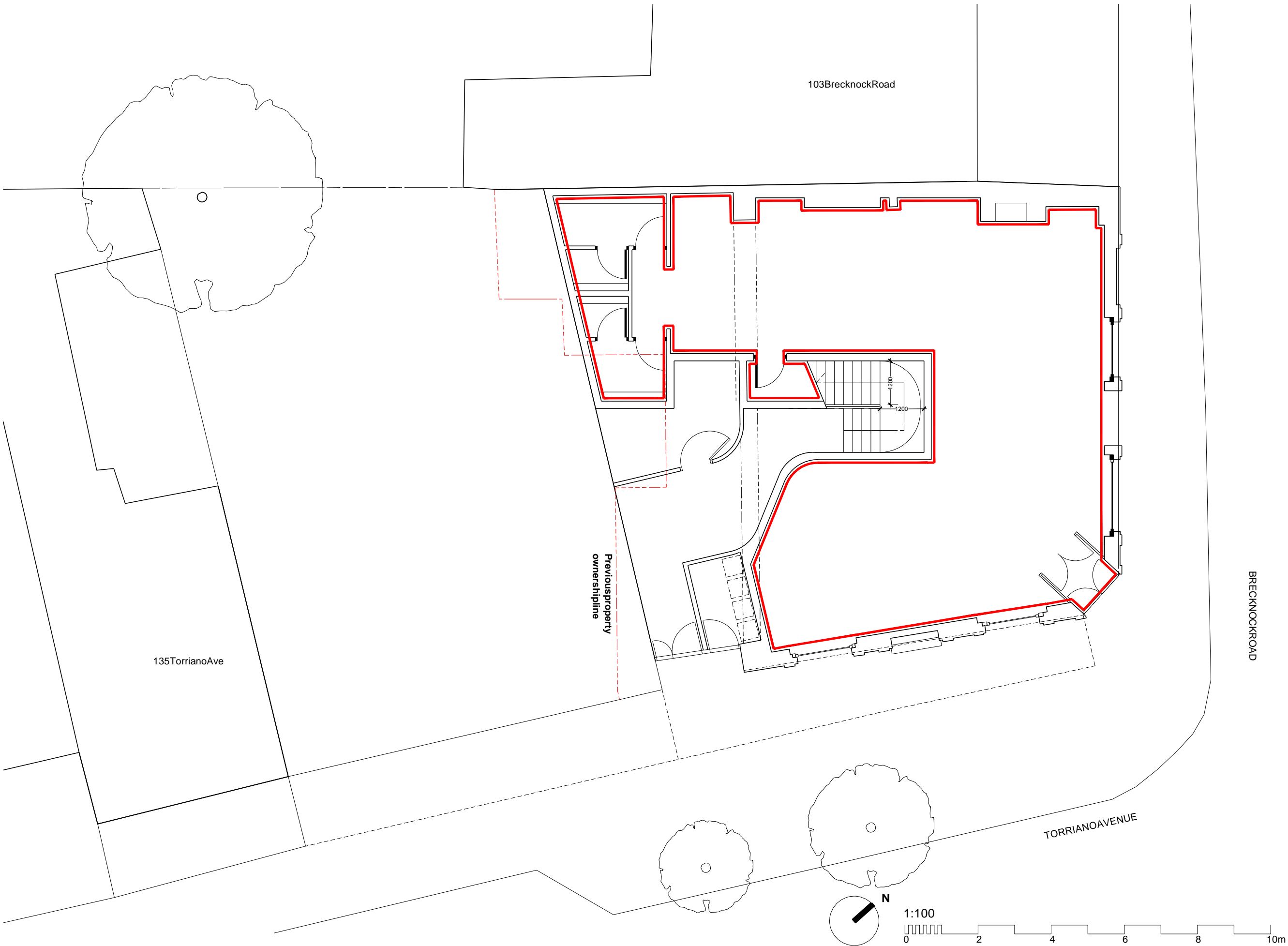


MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
BASEMENTPLAN

DATE	17.06.2014
SCALE	1:100@A3
DRAWN	B.A.
DRAWINGNO.	BRE-PL-GA-03



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue
Blkestorewithoutentrancelobby

MartinEvans
Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

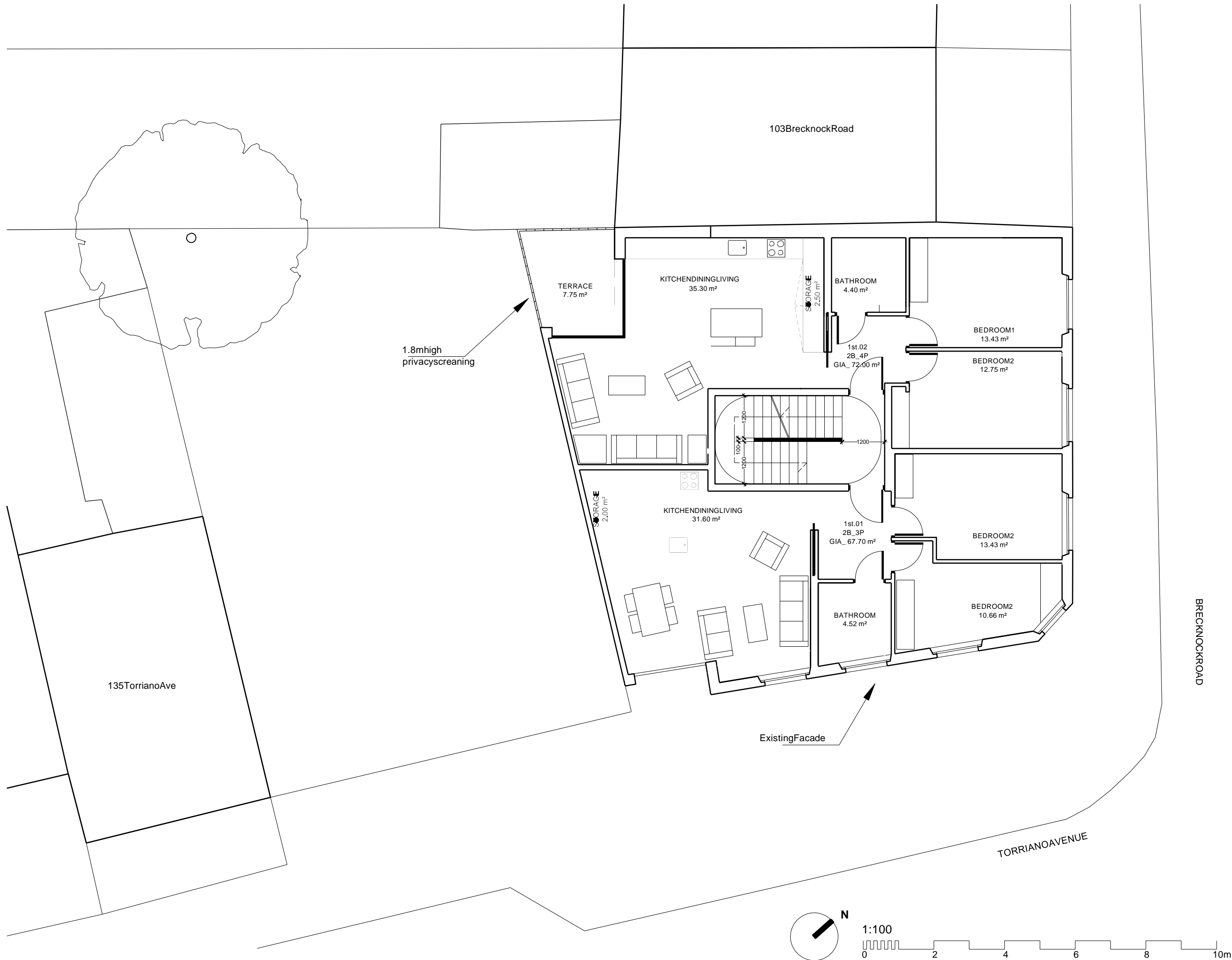
TITLE
GROUND FLOOR PLAN

DATE 20.06.2014

SCALE 1:100@A3

DRAWN B.A.

DRAWINGNO. BRE-PL-GA-04A



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.

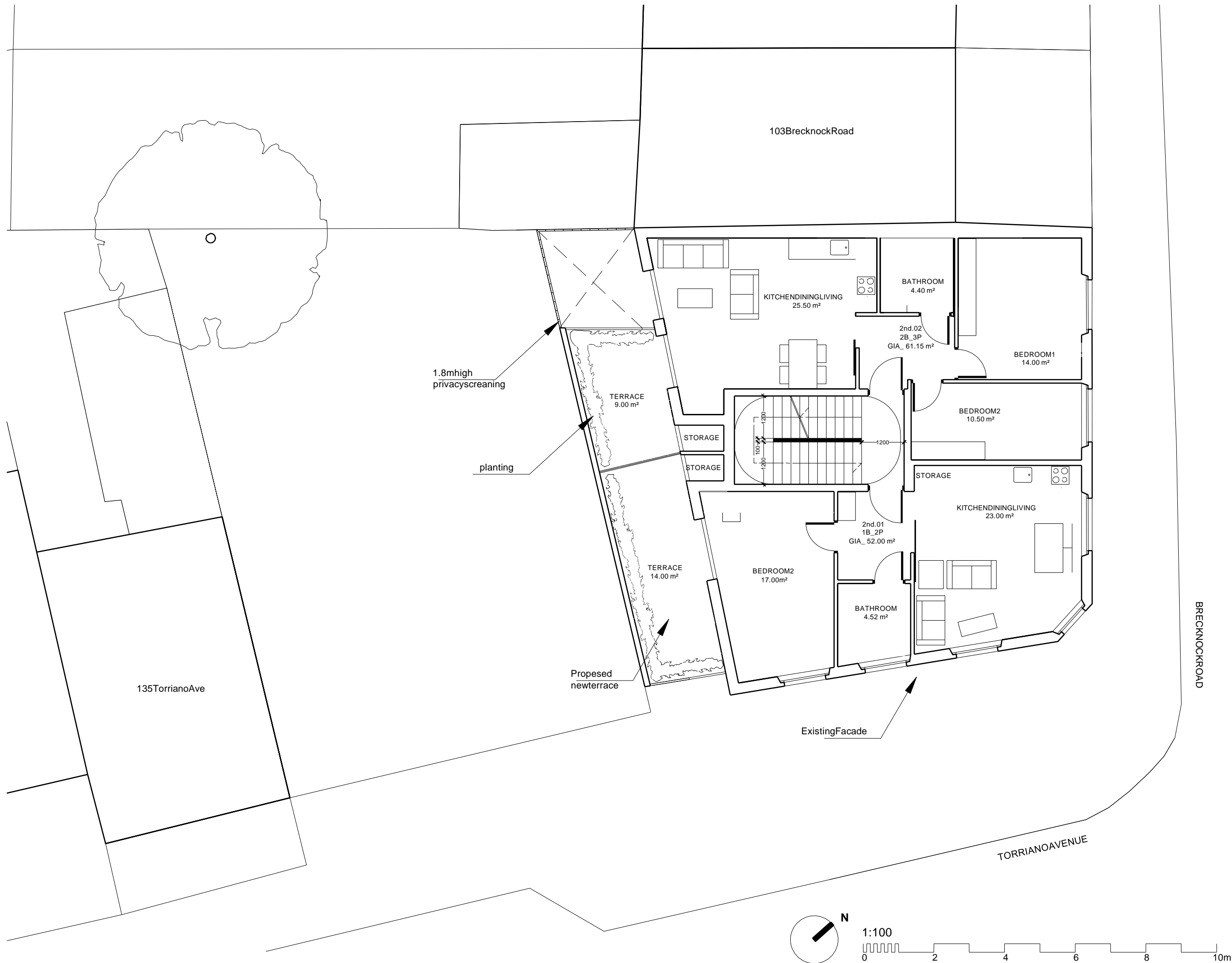
MartinEvans Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
FIRTSFLOORPLAN

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-05B



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.

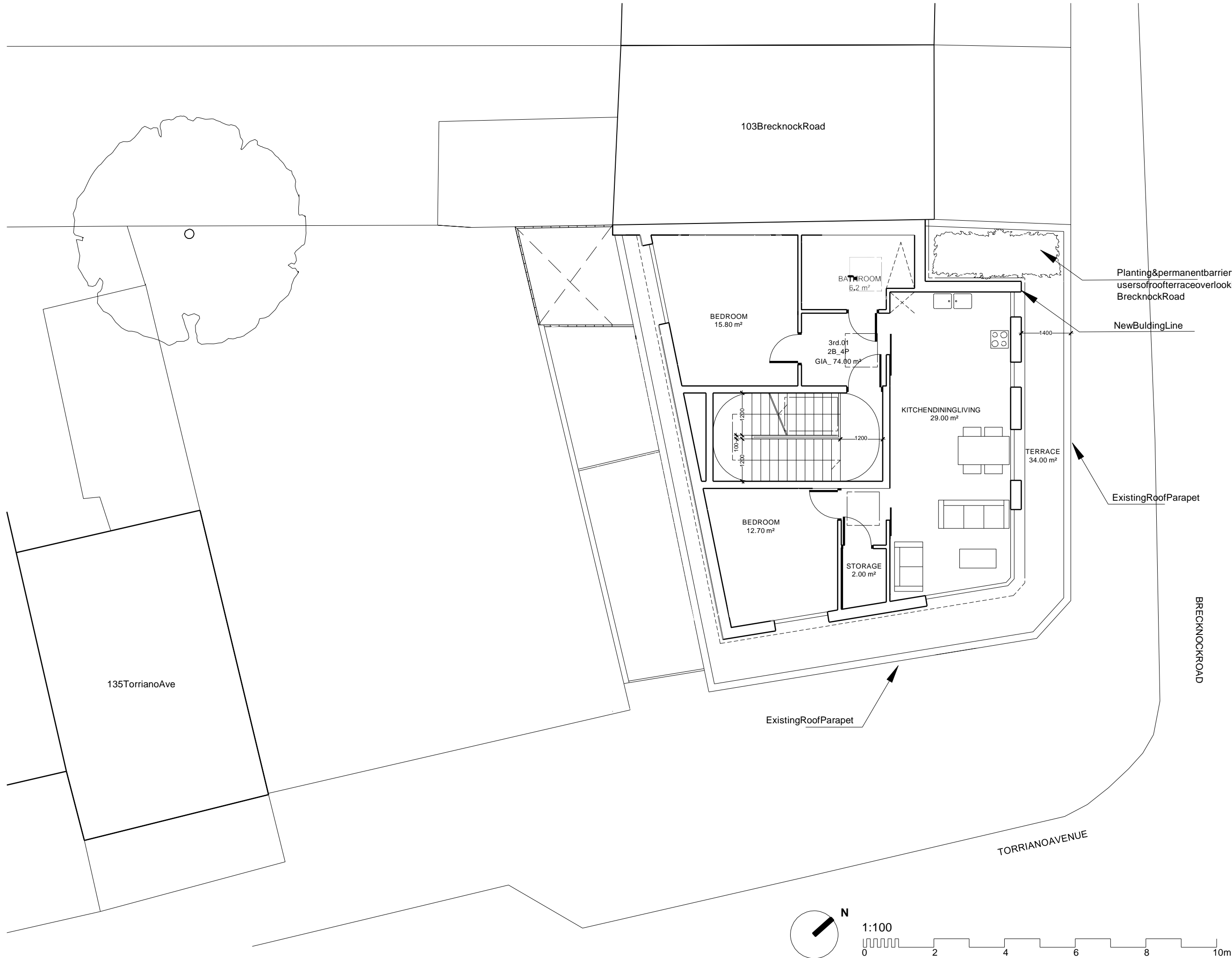
MartinEvans
Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
SECONDFLOORPLAN

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-06C



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.

Planting&permanentbarriertoprevent
usersoffroofterraceoverlooking103
BrecknockRoad

NewBuldingLine

ExistingRoofParapet

BRECKNOCKROAD

TORRIANOAVENUE

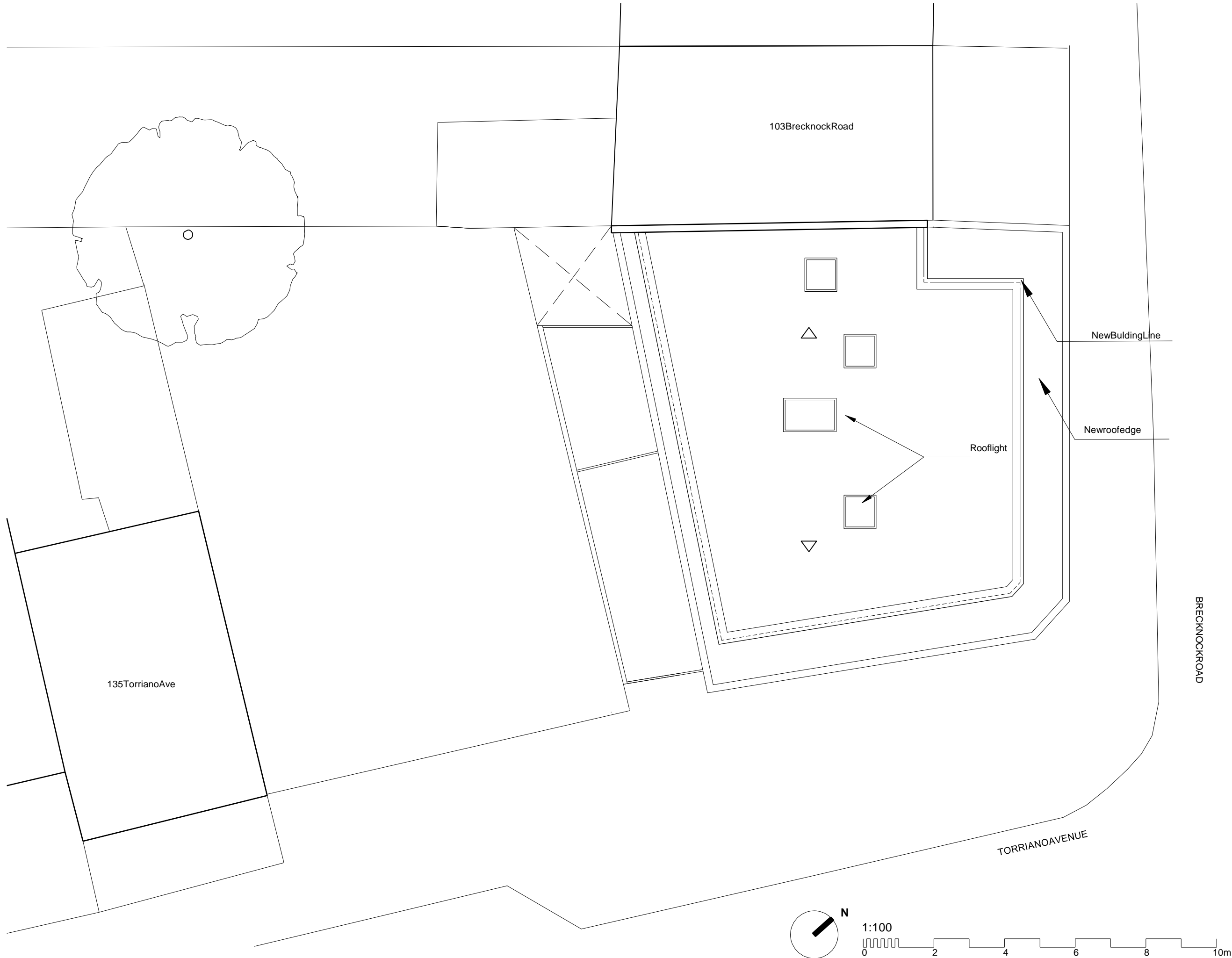
MartinEvans
Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
THIRDFLOORPLAN

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-07C



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesonTorriano
Avenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.

MartinEvans
Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
ROOFPLAN

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-08C

NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



Martin Evans
Architects

18 Charlotte Road
London EC2A 3PB
tel 02077292474

JOB
The Leighton
101 Brecknock Road
London, N7 0DA

TITLE
Brecknock Road Elevation

DATE 17.06.2014
SCALE 1:100 @ A3
DRAWN B.A.
DRAWING NO. BRE-PL-GA-09C

1:100



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

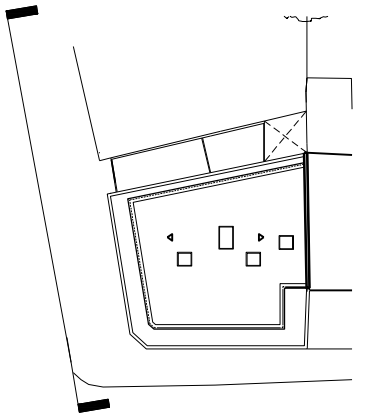
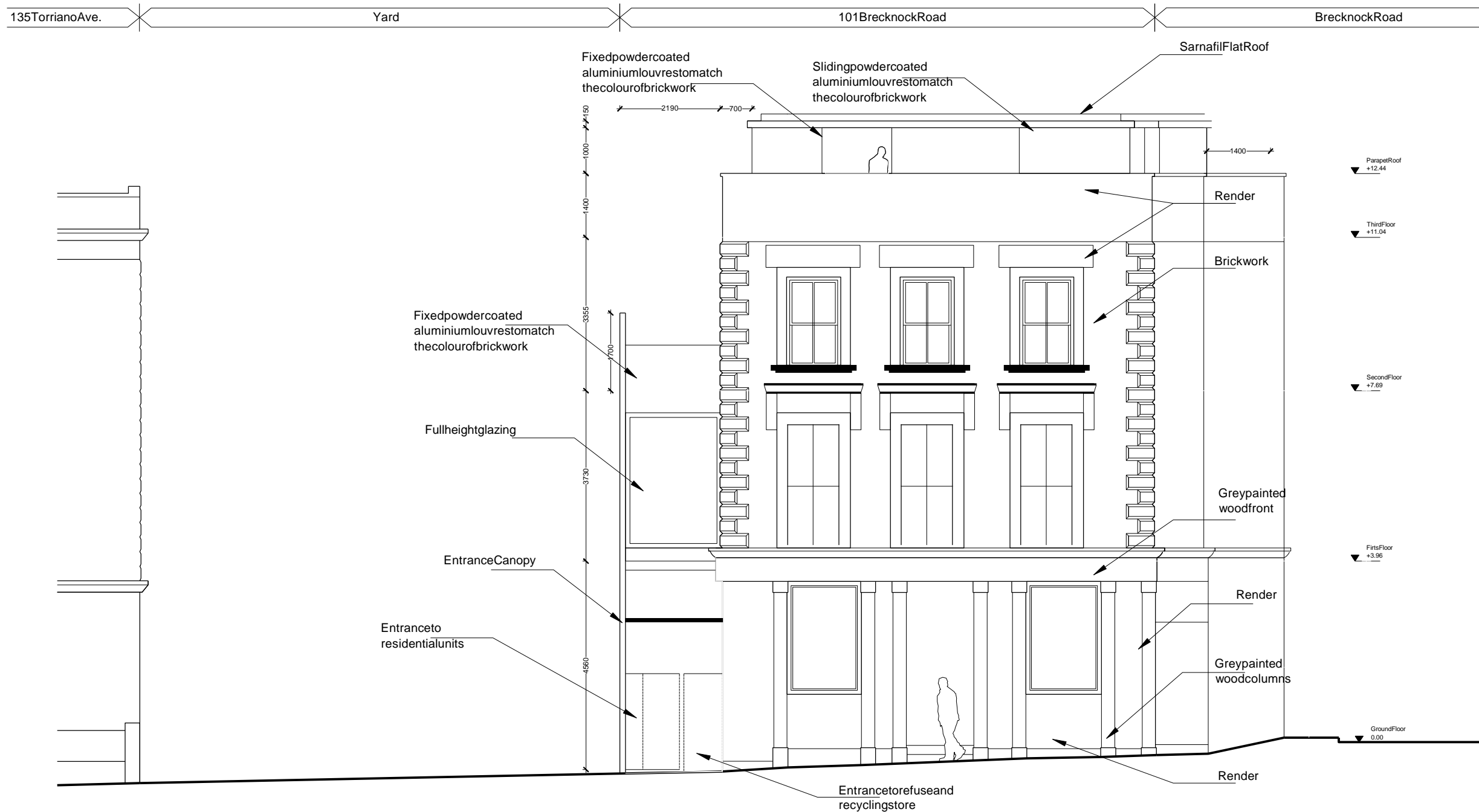
RevA:schemereducedontopflooras
advisedbyCamdenCouncil,turningthe
2B3Pintoa1B2Pandthe1B2Pintoa
1Pflat

RevB:powdercoatedaluminium
louvresinfrontofbalconygouttothe
topfloortopreventoverlooking

REV.C_28.11.2014
Setbackterracesandentranceon
TorrianoAvenue

REV.D_09.01.2015
Schemereducedontopfloor

REV.E_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
TorrianoAve.Elevation

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-10E



NOTES

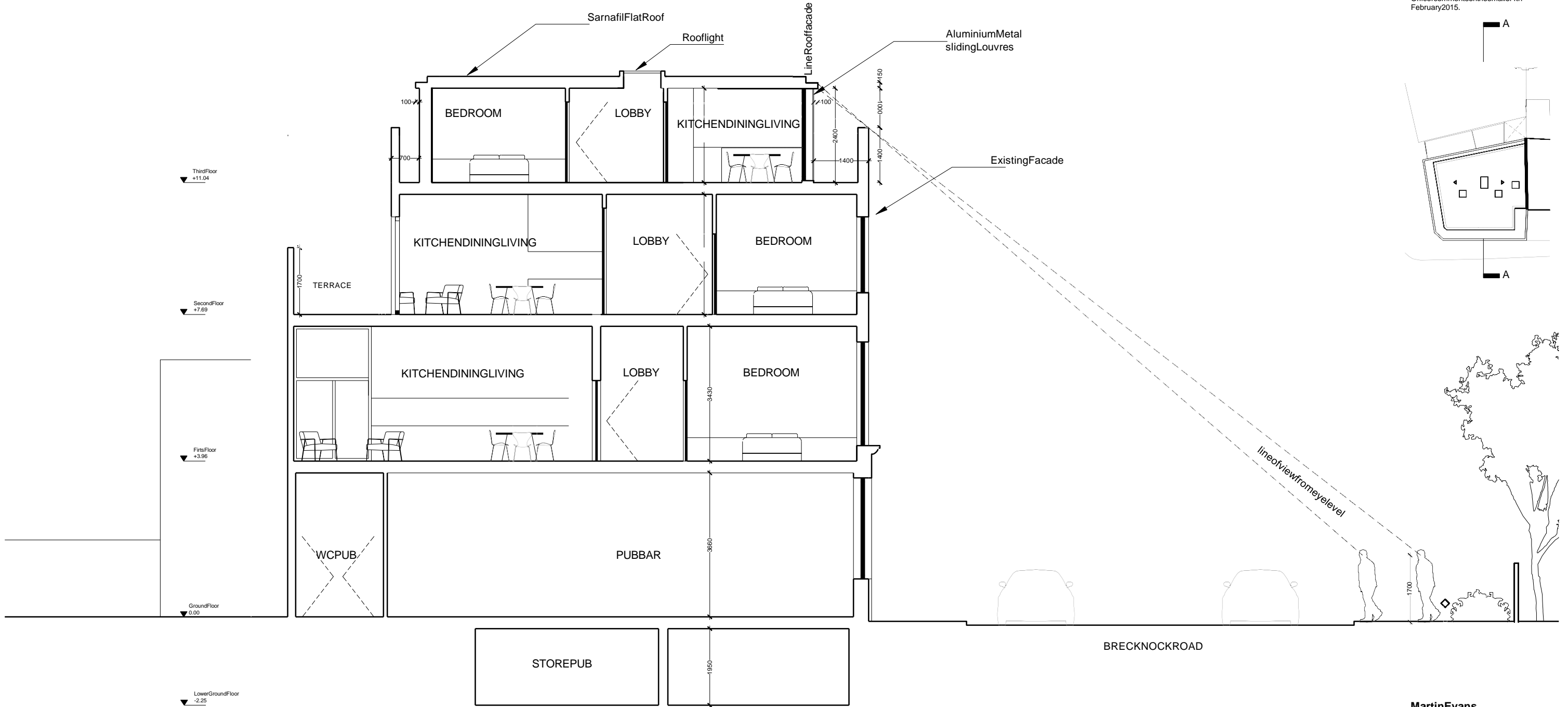
DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



Martin Evans
Architects
18 Charlotte Road
London EC2A 3PB
tel 02077292474

JOB
The Leighton
101 Brecknock Road
London, N7 0DA

TITLE
Section AA

DATE 17.06.2014
SCALE 1:100 @ A3
DRAWN B.A.
DRAWING NO. BRE-PL-GA-11C

1:100



NOTES

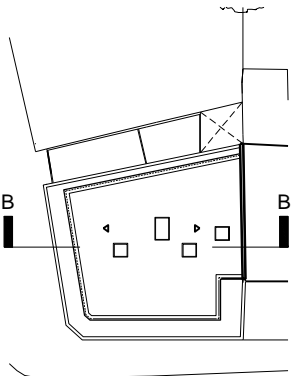
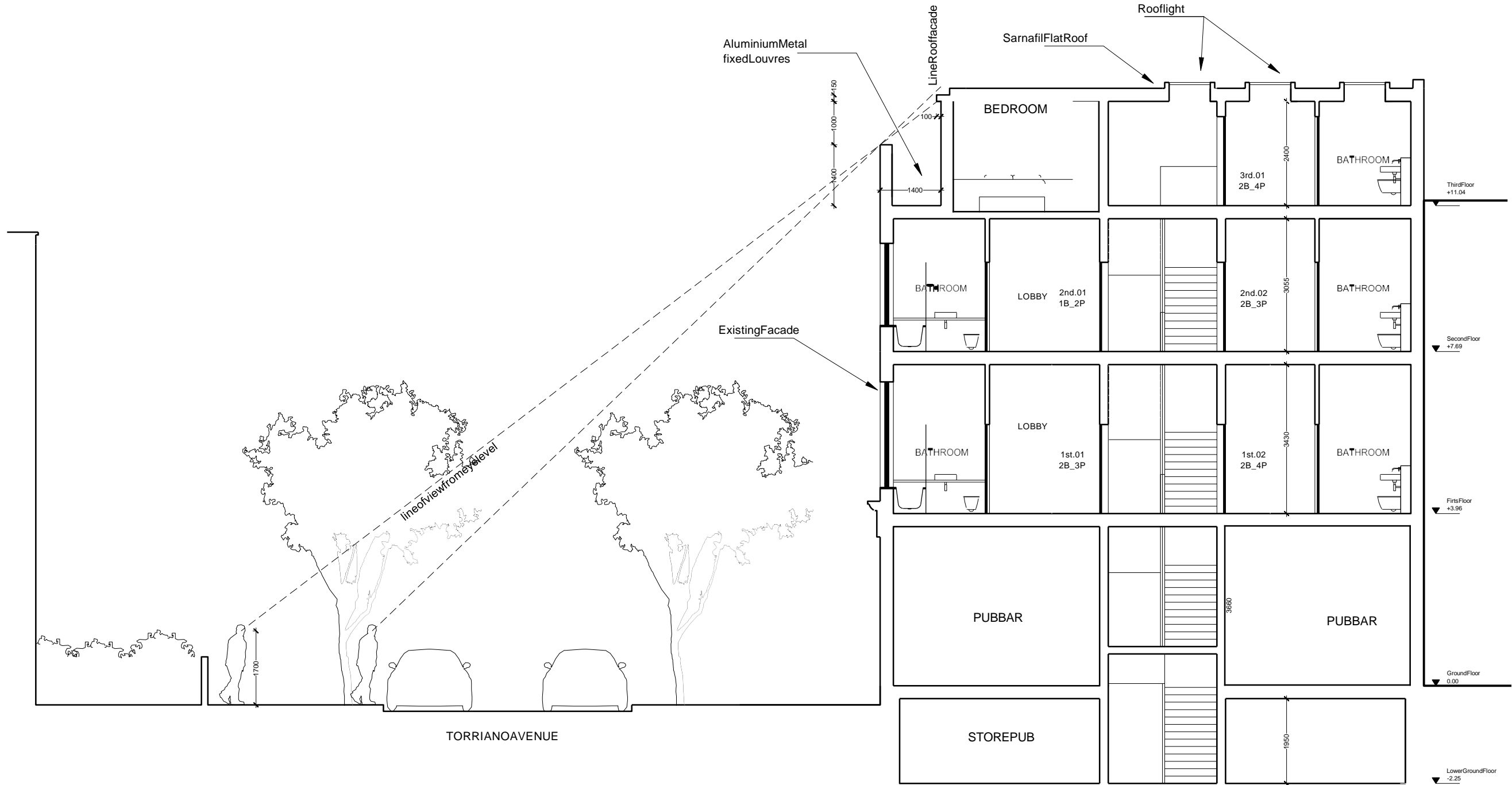
DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



Martin Evans
Architects

18 Charlotte Road
London EC2A 3PB
tel 02077292474

JOB
The Leighton
101 Brecknock Road
London, N7 0DA

TITLE
Section BB

DATE 17.06.2014
SCALE 1:100 @ A3
DRAWN B.A.
DRAWING NO. BRE-PL-GA-12C

1:100



NOTES

DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopflooras
advised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.

125 127 129 131 133 135 Yard 101BrecknockRd BrecknockRoad WillburyHouse



95 97 99 TorrianoAvenue 101 103 105 107 109 111 113 LeightonGrove

THIRDPLAN



MartinEvans

Architects

18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB

TheLeighton
101BrecknockRoad
London,N70DA

TITLE

CONTEXTELEVATIONS

DATE 17.06.2014

SCALE 1:250@A3

DRAWN B.A.

DRAWINGNO. BRE-PL-GA-13C

1:250



NOTES

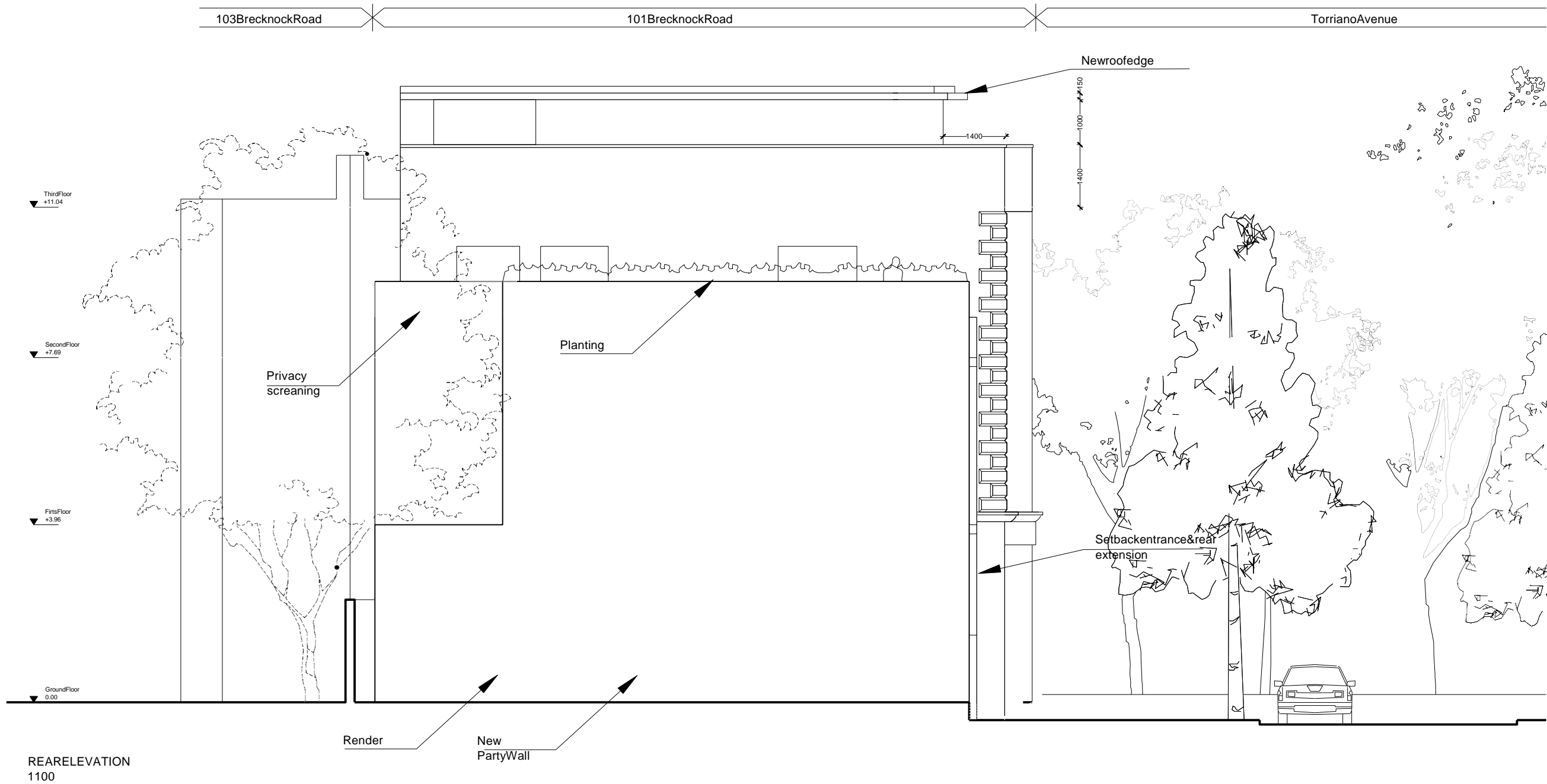
DONOTSCALEFROMTHISDRAWING

PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



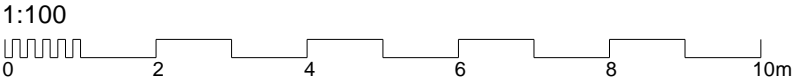
REARELEVATION
1100

MartinEvans
Architects
18CharlotteRoad
LondonEC2A3PB
tel02077292474

JOB
TheLeighton
101BrecknockRoad
London,N70DA

TITLE
RearElevation

DATE 17.06.2014
SCALE 1:100@A3
DRAWN B.A.
DRAWINGNO. BRE-PL-GA-15C

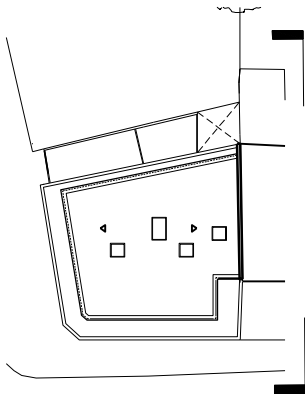
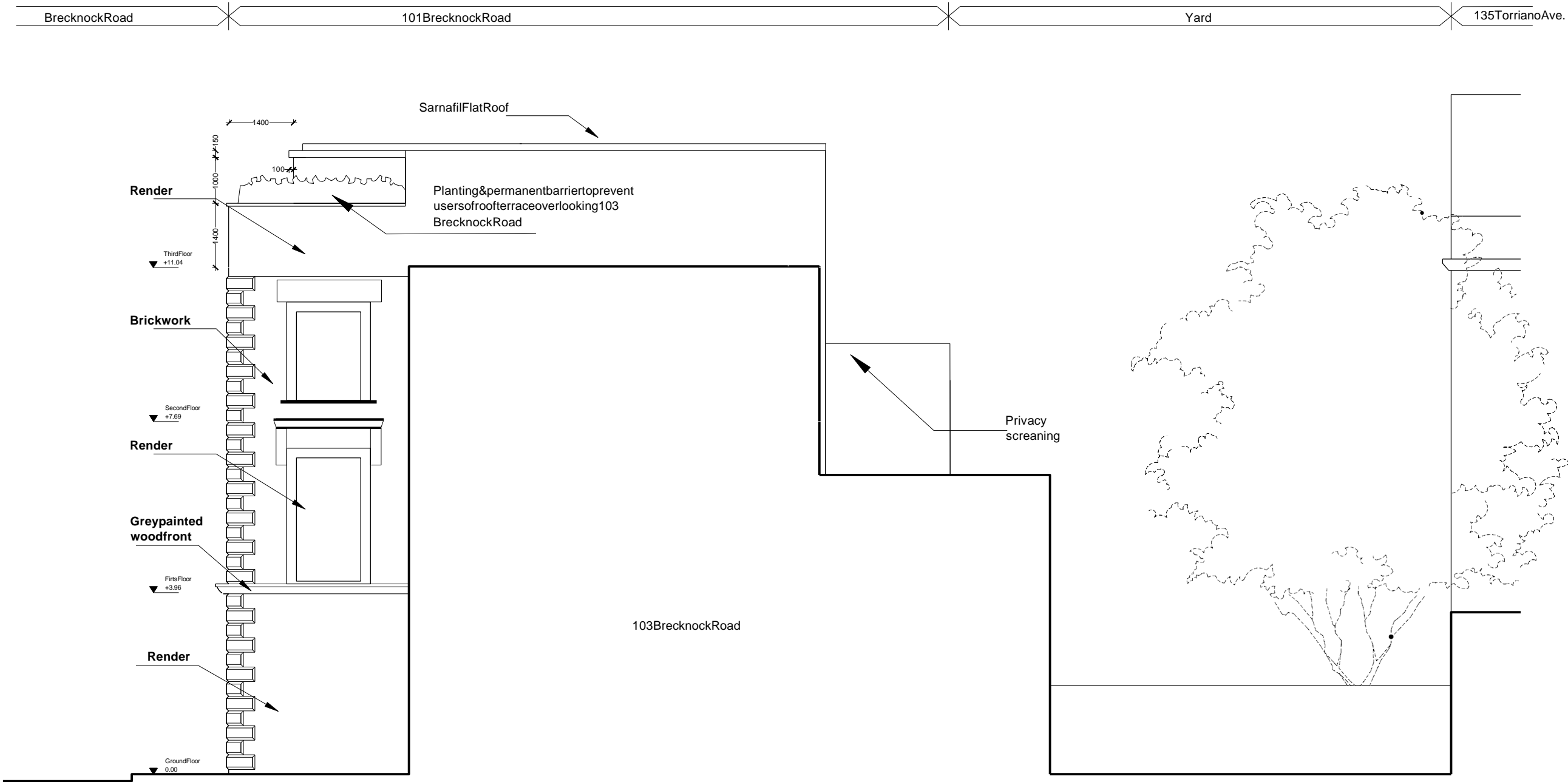


PLANNING

REV.A_28.11.2014
Schemereducedontopfloorasadvised
byCamdenCouncil,turningthe2B3P
intoa1B2Pandthe1B2Pintoa1Pflat
andsetbackterracesandentranceon
TorrianoAvenue

REV.B_09.01.2015
Schemereducedontopfloor

REV.C_10.02.2015
ReviseddrawingregardingPlanning
Officercommentsontheemailof4th
February2015.



SIDE ELEVATION
1100

Martin Evans
Architects

18 Charlotte Road
London EC2A 3PB
tel 02077292474

JOB
The Leighton
101 Brecknock Road
London, N7 0DA

TITLE
Side Elevation

DATE 17.06.2014
SCALE 1:100 @ A3
DRAWN B.A.
DRAWING NO. BRE-PL-GA-16C

