

Miss Sophie Hinton
CgMs Ltd
7th Floor, 140 London Wall
London
EC2Y 5DN

Application Ref: **2015/3343/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

5 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
NIDO Student Living
Blackburn Road
London
NW6 1RZ

Proposal:
Erection of single storey extension at mezzanine level in the courtyard and the erection of a canopy at ground floor level to the entrance.
Drawing Nos: 190-001, 190-002, 190-003, 190-004 Rev_A, 190-011, 190-012, 190-013, 190-200 Rev_A, 190-201 Rev_A, 190-202 Rev_A, 190-100, 190-101, 190-102 Rev_A and 190-103 Rev_A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 190-001, 190-002, 190-003, 190-004 Rev_A, 190-011, 190-012, 190-013, 190-200 Rev_A, 190-201 Rev_A, 190-202 Rev_A, 190-100, 190-101, 190-102 Rev_A and 190-103 Rev_A.

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

Informative(s):

- 1 Reason for granting permission:

The proposed rear extension would provide additional internal amenity space for the residents at Nido. In terms of the design, the proposed extension extends out into the courtyard by 7.8m. A gap measuring 1.3 m would remain between the extension and the existing lightwell allowing sufficient circulation space for any potential wheel chair users. A gap of at least 3.1 m would be maintained between the proposed extension and the student accommodation at first floor level. The extension is proposed to be single storey and will be constructed of brick and of translucent glass to give it a light weight appearance. The proposed use of material and the form is considered to be suited to the environment. The proposed extension would not be visible from the wider public realm.

The proposed extension has been designed to mitigate overlooking direct overlooking on the future occupiers of the rooms at first floor level. The outlook from the first floor windows of three windows to the west closest to the proposed extension may be affected by the introduction of the extension, the harm is not considered to be detrimental. Furthermore, the proposal would result in an increase in internal amenity space that could be used all year round.

At the entrance at ground floor level, the canopy is to be constructed of timber with metal frames with a fabric roof covering. The introduction of the canopy would result in an open and inviting space and an active and interesting frontage. The visitor cycle parking spaces would be provided to the west of the site and the same number of visitor cycle parking would remain. The soft landscaping would remain.

No objections have been received and the site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 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 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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 queries to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment