

Joanna Vikentiou
J V ARCHITECTS
Garden Studios
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ

Application Ref: **2013/8282/P**

Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

17 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

St. Andrews Greek School
46 Rochester Road
London
NW1 9JJ

Proposal:

Change of use from school (D1) to 4 self-contained flats (3x 1 bed & 1 x 3 bed) on 1st floor.
Drawing Nos: Site Location Plan; 2013/313/01; 2013/313/02; 2013/313/03; 2013/313/04;
2013/313/05; 2013/313/06; 2013/313/07; 2013/313/08; 2013/313/09; 2013/313/11;
2013/313/12; 2013/313/13; 2013/313/14; 2013/313/15; 2013/313/16; 2013/313/17;
2013/313/18; Design and Access Statement, produced by JV Architects; Heritage
Statement, produced by JV Architects; Lifetime Homes Statement, produced by JV
Architects.

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

Condition(s) and Reason(s):

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



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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 2013/313/01; 2013/313/02; 2013/313/03; 2013/313/04; 2013/313/05; 2013/313/06; 2013/313/07; 2013/313/08; 2013/313/09; 2013/313/11; 2013/313/12; 2013/313/13; 2013/313/14; 2013/313/15; 2013/313/16; 2013/313/17; 2013/313/18; Design and Access Statement, produced by JV Architects; Heritage Statement, produced by JV Architects; Lifetime Homes Statement, produced by JV Architects.

Reason:

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

- 3 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed change of use of the second floor from D1 to C3 is considered to be appropriate in principle, given that it has been historically used as ancillary flatted accommodation in relation to the church and no need has been identified for an alternative D1 use following public notification of the application.

The proposed residential use is appropriate for the building and the wider area, which is also predominantly residential. The flats are considered to be of suitable size and layout, would provide a good standard of outlook and light for future occupants and the site would allow for the appropriate storage of cycles and refuse/recycling facilities.

The visual impact of the minor external alterations to the building has been fully considered in granting planning permission, having special regard to the desirability of preserving the character and appearance of the Bartholomew Estate Conservation Area and protecting the setting and special interest of the adjacent Listed Building, in accordance with sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The amenity of neighbouring occupants has been fully considered in determining this application, which has concluded that the development would not result in any significant impact upon the light, privacy or outlook enjoyed by existing residents. No objections have been received as a result of neighbour notification. The site's planning history was taken into account when coming to this decision.

Planning permission has been granted subject to a Section 106 Legal Agreement to prevent new residents from obtaining on-street parking permits. This is considered to be necessary to prevent the exacerbation of parking stress in the area.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP15, DP16, DP19, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.19 of the London Plan 2011; and paragraphs 14, 17, and 56-66 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 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

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

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson

Director of Culture & Environment