

Catriona Fraser
GL Hearn Ltd
280 High Holborn
London
W1CV 7EE

Application Ref: **2015/2735/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 October 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:
309 Kentish Town Road
London
NW5 2TJ

Proposal:
Change of use of upper floors of building from office use (Class B1a) to residential use (Class C3), and four storey rear extension and mansard roof extension, to allow the creation of 3 no. self-contained studio flats and 1 no. self-contained 2-bed flat.

Drawing Nos: 22595-00 rev A; 22595-05 rev A; 22595-06 rev A; 22595-07 rev A; 22595-09 rev A; 22595-10; 22595-11 Rev A; 22595-P05 Rev A; 22595-P06 Rev B; 22595-P07 Rev B; 22595-P08 Rev A; 22595-P09; 22595-P10; 22595-P11.

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: 22595-00 rev A; 22595-05 rev A; 22595-06 rev A; 22595-07 rev A; 22595-09 rev A; 22595-10; 22595-11 Rev A; 22595-P05 Rev A; 22595-P06 Rev B; 22595-P07 Rev B; 22595-P08 Rev A; 22595-P09; 22595-P10; 22595-P11.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The existing roof form on the building is not a traditional mansard roof and the proposal would continue the pattern of development on the Kentish Town Road side of the building and would serve to re-unite the group of buildings and townscape. At the rear, there would be a large height difference between the host building and No. 307; however these two buildings are not viewed as part of the same group and the impact is therefore judged to be acceptable, particularly taking into account the varied character of rear elevations in the vicinity of the application site.

Revised plans have been received during the course of the application, due to concerns about the impact on the balconies at No. 307. The resultant angled corner on the rear elevation is not a traditional design approach, but it is considered to be an appropriate solution for the rear, less visible elevation of the building, particularly because it would be viewed alongside the curved wall at No. 311, which also represents an atypical design approach.

Following the revisions to the plans, the proposed works would not cause unacceptable loss of amenity to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure, in accordance with Policies CS5 and DP26.

The proposed new dwellings would provide a good standard of residential

accommodation in terms of layout; space and room sizes; storage and utility spaces; daylight and sunlight; privacy and security; and noise and the proposal would also satisfactorily meet the lifetime homes standards, in accordance with Policies CS6, DP6 and DP26.

The proposal would result in the loss of office space, contrary to the aims of Policy DP13 and no evidence has been provided to demonstrate whether there is continued demand for the office space. Furthermore, the proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5) because it would not provide at least 40% 2-bed units, which are identified as a high priority. However, prior approval has already been given for a change of use of the building from offices into residential use, which represents a fall-back position, over which the Council has no control. This current proposal would provide 1 no. additional 1-bed residential unit and therefore, in the interests of maximising the supply of housing in the district in line with the aims of Policies CS6 and DP2, the proposal is considered to be acceptable, particularly because the proposal would still provide 1 no. 2-bed unit.

The application site has a Public Transport Accessibility Level (PTAL) of 6a and is within a Controlled Parking Zone (CA-M - East Kentish Town). Policy DP18 expects development to be car free in the Central London Area. This permission is therefore subject to a legal agreement to ensure the dwellings will be car free. The legal agreement will also secure the submission of a Construction Management Plan and a contribution towards repaving the footway adjacent to the site on Kentish Town Road.

Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 The proposed development is in general accordance with Policies CS1, CS3, CS5, CS6, CS8, CS11, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP6, DP13, DP16, DP17, DP18, DP19, DP22, DP24, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 3.4, 3.5, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4 and 7.6 of the London Plan 2015; and the provisions of paragraphs 14, 17, 29-41, 47-55 and 56-66 of the National Planning Policy Framework 2012.
- 3 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).
- 4 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.

- 5 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

- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 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.
- 8 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment