

Mr. Dyar Lally  
Contemporary Design Solutions  
46 Great Marlborough Street  
London  
W1F 7JW

Application Ref: **2015/0925/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

27 November 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:  
**17 & 25-27 Ferdinand Street**  
**London**  
**NW1 8EU**

Proposal:  
Erection of additional 4th and 5th floors, 5 storey extension to courtyard (west) elevation, single storey extension to east elevation all at 17 and 27 Ferdinand Street and redevelopment of 25 Ferdinand Street to create 5 storey building to provide 10 additional residential units (9 units already in situ) and Class B1a office floorspace.  
Drawing Nos: Drawing Numbers

Proposed Context Plan 141205-A(GA)001; Proposed Ground Floor Plan 141205A(GA)100A; Proposed Mezzanine Floor Plan 141205-A(GA)105A; Proposed First Floor Plan 141205-A(GA)110A; Proposed Second Floor Plan 141205-A(GA)120A; Proposed Third Floor Plan 141205-A(GA)130A; Proposed Fourth Floor Plan 141205-A(GA)140A; Proposed Roof Floor Plan 141205-A(GA)150; Proposed Section AA 141205A(GA)300A;  
Proposed Section BB 141205-A(GA)301A; Proposed Section CC 141205A(GA)302A; Proposed West Elevation 141205-A(GA)400; Proposed North Elevation 141205-A(GA)401; Proposed East Elevation 141205-A(GA)402; Proposed South Elevation 141205-A(GA)403; Proposed North Elevation with Context 141205A(GA)404; Proposed Elevation Detail 141205-A(GA)700; Proposed Entrance Gate 141205-A(90)001; Proposed Landscape Plan



141205-A(LA)001; Existing & Proposed Site Location Plan 141205-A(GA)401; Proposed Metal Gates 120810 A(34) 001A; Proposed Unit Gate Entrance 120810 A(34) 002A; Proposed Cor-Ten Steel Wall 120810 A(34) 003; and Proposed Landscape Plan 120810 A(LA) 001A.

#### Supporting Documents

Design & Access Statement; Lifetime Homes Report; Basement Impact Assessment Pringuer James Consulting Engineers; Daylight & Sunlight Study Right of Light Consulting; Transport Statement; Residential Travel Plan; Construction Traffic Management Plan; Sustainability Statement; and Energy Statement.

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:

#### Drawing Numbers

Proposed Context Plan 141205-A(GA)001; Proposed Ground Floor Plan 141205-A(GA)100A; Proposed Mezzanine Floor Plan 141205-A(GA)105A; Proposed First Floor Plan 141205-A(GA)110A; Proposed Second Floor Plan 141205-A(GA)120A; Proposed Third Floor Plan 141205-A(GA)130A; Proposed Fourth Floor Plan 141205-A(GA)140A; Proposed Roof Floor Plan 141205A(GA)150; Proposed Section AA 141205-A(GA)300A; Proposed Section BB 141205-A(GA)301A; Proposed Section CC 141205-A(GA)302A; Proposed West Elevation 141205-A(GA)400; Proposed North Elevation 141205-A(GA)401; Proposed East Elevation 141205-A(GA)402; Proposed South Elevation 141205A(GA)403; Proposed North Elevation with Context 141205-A(GA)404; Proposed Elevation Detail 141205-A(GA)700; Proposed Entrance Gate 141205-A(90)001; Proposed Landscape Plan 141205-A(LA)001; Existing & Proposed Site Location Plan 141205-A(GA)401; Proposed Metal Gates 120810 A(34) 001A; Proposed Unit Gate Entrance 120810 A(34) 002A; Proposed CorTen Steel Wall 120810 A(34) 003; and Proposed Landscape Plan 120810 A(LA) 001A.

#### Supporting Documents

Design & Access Statement; Lifetime Homes Report; Basement Impact Assessment - Pringuer James Consulting Engineers; Daylight & Sunlight Study - Right of Light Consulting; Transport Statement; Residential Travel Plan; Construction Traffic Management Plan; Sustainability Statement; and Energy Statement.

Reason: For the avoidance of doubt and in the interests of planning.

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Vertical and horizontal section at 1:1 through a typical window bay of the rear extension and new build at 25 Ferdinand Street showing recess of the window; and
- b) Elevation at 1:10 of typical section of new glass balustrade to including the handrail and joints between panels.

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 Before the development commences (excluding demolition), details of proposed cycle storage areas for 34 x cycles shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and 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.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring

buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The green roofs shown on the Proposed Landscape Plan 120810 A (LA) 001A hereby approved shall be provided prior to the first occupation of the development and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

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.

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/councilcontacts/environment/cont-act-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 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/cont-act-street-environment-services.en>.
- 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.
- 6 This permission is granted without prejudice to the necessity of obtaining planning permission for any proposed extract/ventilation ducts or other plant such as air conditioning units.
- 7 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](mailto:CIL@Camden.gov.uk)

- 8 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.
- 9 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London

Building (Amendments) Act 1939.

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