

DP9  
100 Pall Mall  
London  
SW1Y 5NQApplication Ref: **2013/8302/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

27 March 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:  
**187 Kentish Town Road**  
**London**  
**NW1 8PD**

## Proposal:

Redevelopment of existing building (Class A3), retaining the existing façade, to provide a 4 storey building (1 storey roof addition) with flexible retail/financial and professional services/restaurant ( Class A1/A2/A3) use at ground floor and 9 (2x1, 6x2 & 1x3 bed) residential units (Class C3) at 1st to 3rd floor level, together with various associated alterations including landscaping, external terraces, alterations to external elevations and rooftop plant.

Drawing Nos: 863\_07\_000 REV P3; 863\_07\_001 REV P1; 863\_07\_010 REV P2; 863\_07\_011 REV P2; 863\_07\_012 REV P2; 863\_07\_020 REV P5; 863\_07\_021 REV P5; 863\_07\_022 REV P2; 863\_07\_023 REV P3; 863\_07\_030 REV P1; 863\_07\_100 REV P2; 863\_07\_101 REV P2; 863\_07\_102 REV P2; 863\_07\_103 REV P2; 863\_07\_104 REV P2; 863\_07\_105 REV P1; 863\_07\_106 REV P1; 863\_07\_002 REV P2; 863\_07\_120 REV P7; 863\_07\_111 REV P7; 863\_07\_112 REV P5; 863\_07\_115 REV P8; 863\_07\_117 REV P4; 863\_07\_123 REV P6; 863\_07\_220 REV P7; 863\_07\_221 REV P5; 863\_07\_222 REV P8; 863\_07\_223 REV P5; 863\_07\_310 REV P2; 863\_07\_321 REV P4; 863\_07\_322 REV P5; 863\_07\_322B REV P3; Arboricultural Impact Assessment, Tree Protection Plan, Prepared by Treework Environmental Practice, dated 2013, Acoustic Planning Report, prepared by MACH Acoustics, dated 17 December 2013, Daylight and Sunlight Report,



prepared by Schroeders Begg Ltd, dated November 2013 (Ref 1067/B - rev 02), BREEAM 2011 New construction pre-assessment estimator and BREEAM 2011 New construction assessment report: rating and key performance indicators, Transport Statement, prepared by TTP consulting, dated December 2013.

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 Detailed and fully annotated drawings (plans/sections/elevations) 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) Typical details of roof extension showing metal cladding including eaves and upstand design, junction and junction with roof terrace (plans, sections and elevations at 1:10 and 1:1);
  - b) All new windows including sealed double-glazed units, showing jambs, heads and cills (including new decorative brick and stonework/metal roof cladding) (plans, sections and elevations at 1:10; typical frame sections and junctions with jambs/heads/cills at 1:1);
  - c) All new spandrel and parapet panels including junctions with adjacent masonry (plans, sections, elevations at 1:10, with typical junction details at 1:1);
  - d) All new external doors, showing jambs, heads and cills (where appropriate) (plans, sections, elevations at 1:10, with typical junction details at 1:1);
  - e) Typical section of new glass balustrading for the roof terrace (plans, sections, elevations at 1:10, with typical junction details at 1:1);
  - f) Typical section of new or reinstated metal balustrading for the roof terrace (plans, sections, elevations at 1:10, with typical junction details at 1:1);
  - g) Typical details of new planters for roof terraces showing finishes and fixings (where appropriate) annotated with details of tree and other plant species (plans, sections, elevations at 1:10).

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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the commencement of the development, the following detailed schedule

and method statements shall be submitted and approved in writing by the local planning authority:

- a) of all materials to be salvaged and reused on the property
- b) of repair for all works of repair to retained and/or reinstated fabric
- c) for cleaning and repointing of existing brickwork and masonry work

The development shall be carried out in accordance with the approved details.

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 Prior to the commencement of the relevant part of the development, the following shall be submitted for approval in writing by the council:

a) a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site. The approved panel shall be retained on site until the work has been completed.

b) samples of all other new facing materials, including roof cladding, external door and window frame finishes, new spandrel and parapet panels, new metal balustrading, new glass balustrading, all external door and window frame finishes, external signage and ironmongery.

The development shall be carried out in accordance with the approved samples.

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] 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 Before the Class A3 use commences, the extract ventilating system and/or air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with a scheme to be submitted to and approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] 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 the premises for the Class A3 use hereby permitted, the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be installed and be in full working order in accordance with a scheme to be submitted to and approved by the council. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 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.

- 8 Before the relevant part of the development commence full details of the cycle storage area for 20 cycles shall be submitted to and approved in writing by the Council. The relevant parts of the development shall not be occupied until the approved cycle storage areas have been provided in their entirety, and shall be thereafter permanently maintained and retained.

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.

- 9 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 to the satisfaction of the Council. Details shall be submitted to and approved in writing by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in British Standard 3998: 2010 (Recommendation for Tree Work).

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and

amenities of the area in accordance with the requirements of policies CS14 and CS15 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.

- 10 The A3 use hereby permitted shall not be carried outside 07:30 - 00:30 Monday to Sunday and on Public/Bank Holidays [this includes no customers on the premises outside this time].

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Full details in respect of the living roof in the areas indicated on the approved roof plans shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works 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.

- 12 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.

- 13 Before the relevant part of the development is first occupied, the refuse and recycling storage facilities, as shown on the drawings hereby approved, shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 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.

- 14 Prior to the end of the next available planting season, new and replacement tree planting (including within roof planters) shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies 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.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plans [863\_07\_000 REV P3; 863\_07\_001 REV P1; 863\_07\_010 REV P2; 863\_07\_011 REV P2; 863\_07\_012 REV P2; 863\_07\_020 REV P5; 863\_07\_021 REV P5; 863\_07\_022 REV P2; 863\_07\_023 REV P3; 863\_07\_030 REV P1; 863\_07\_100 REV P2; 863\_07\_101 REV P2; 863\_07\_102 REV P2; 863\_07\_103 REV P2; 863\_07\_104 REV P2; 863\_07\_105 REV P1; 863\_07\_106 REV P1; 863\_07\_002 REV P2; 863\_07\_120 REV P7; 863\_07\_111 REV P7; 863\_07\_112 REV P5; 863\_07\_115 REV P8; 863\_07\_117 REV P4; 863\_07\_123 REV P6; 863\_07\_220 REV P7; 863\_07\_221 REV P5; 863\_07\_222 REV P8; 863\_07\_223 REV P5; 863\_07\_310 REV P2; 863\_07\_321 REV P4; 863\_07\_322 REV P5; 863\_07\_322B REV P3; Arboricultural Impact Assessment, Tree Protection Plan, Prepared by Treework Environmental Practice, dated 2013, Acoustic Planning Report, prepared by MACH Acoustics, dated 17 December 2013, Daylight and Sunlight Report, prepared by Schroeders Begg Ltd, dated November 2013 (Ref 1067/B - rev 02), BREEAM 2011 New construction pre-assessment estimator and BREEAM 2011 New construction assessment report: rating and key performance indicators, Transport Statement, prepared by TTP consulting, dated December 2013.]

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

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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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 You are advised that condition 10 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 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 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.
- 6 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.
- 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 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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