

Mr. David Lipsey
Transformation Architects
17 Bonny Street
London
NW1 9PE

Application Ref: **2015/2278/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
10 - 11 Stucley Place
London
NW1 8NS

Proposal:
Erection of additional storey at 2nd floor level in association with existing D1 use.
Drawing Nos: Site plan, 1916/D&A/2, 1916.01, 1916.02, 1916.03, 1916.10RevC,
1916.11RevD, 1916.12RevD.

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 plan, 1916/D&A/2, 1916.01,1916.02, 1916.03, 1916.10RevC, 1916.11RevD, 1916.12RevD.

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

- 3 A sample panel of the facing wall material of the extension demonstrating the proposed design, colour and texture 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 approved 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.

Informative(s):

- 1 Reasons for granting permission.

The extension to create an additional storey at second floor level is considered appropriate in terms of its scale and location in relation to the host building and terrace, and to respect the character and setting of neighbouring buildings.

The extension would also be set back from the front and rear façade of the host building. There are a number of tall buildings within the vicinity of the site and this would not be any higher nor project out further.

The simple modern design is considered appropriate for the area which has a mixture of modern and varied designs, the host property itself is also considered modern. Following revised plans demonstrating that the colour of the facing wall materials of the extension are to match the existing fascia and window framing, the use of metal panel cladding is considered to be acceptable as it would read as a high quality lightweight contemporary addition to the building. A condition is attached to this decision notice requiring the applicant to submit a sample of the proposed cladding. The proposed front fenestration pattern matches the design and alignment of that on the floors below.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, privacy or light spill. The extension would not extend above the height of the rest of the terrace which is predominantly 3 storeys.

DP21 states that the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all

affected transport network links and road and footway surfaces following development. The footway directly adjacent to the site could be damaged as a direct result of the proposed works, as such as such a section 106 legal agreement is required to secure a financial contribution for highway works.

One neighbour objection was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 DP21, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 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 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.

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, cursive script.

Ed Watson
Director of Culture & Environment