

Simon Taylor  
Simon Taylor  
The Office  
39 Swinburne road  
Abingdon  
Oxon  
OX14 2HG

Application Ref: **2014/3264/P**  
Please ask for: **Alex McDougall**  
Telephone: 020 7974 **2053**

22 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**116-134 Bayham Street**  
**London**  
**NW1 0BA**

Proposal:  
Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a).

Drawing Nos: 075.13.01, PL1-003, PL1-004, 210/15, 210/16, 210/17, PL1-103, PL1-104, PL1-105, PL1-110, PL1-111, Design & Access Statement / Heritage Statement, Energy Statement, Lifetime Homes Assessment, and Noise Impact Assessment.

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 075.13.01, PL1-003, PL1-004, 210/15, 210/16, 210/17, PL1-103, PL1-104, PL1-105, PL1-110, PL1-111, Design & Access Statement / Heritage Statement, Energy Statement, Lifetime Homes Assessment, and Noise Impact Assessment.

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

- 3 Manufacturer's specification of the proposed primary glazing and balustrade glazing and samples of the proposed bricks shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, other than within the plant enclosure hereby approved, without the prior approval in writing of the local planning authority.

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 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Renewable Energy Strategy, by Ben Wells of Arcus Consulting, dated Feb 2014 and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 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.

- 7 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.

#### 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-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 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)

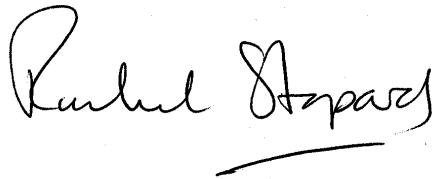
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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.
- 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.

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

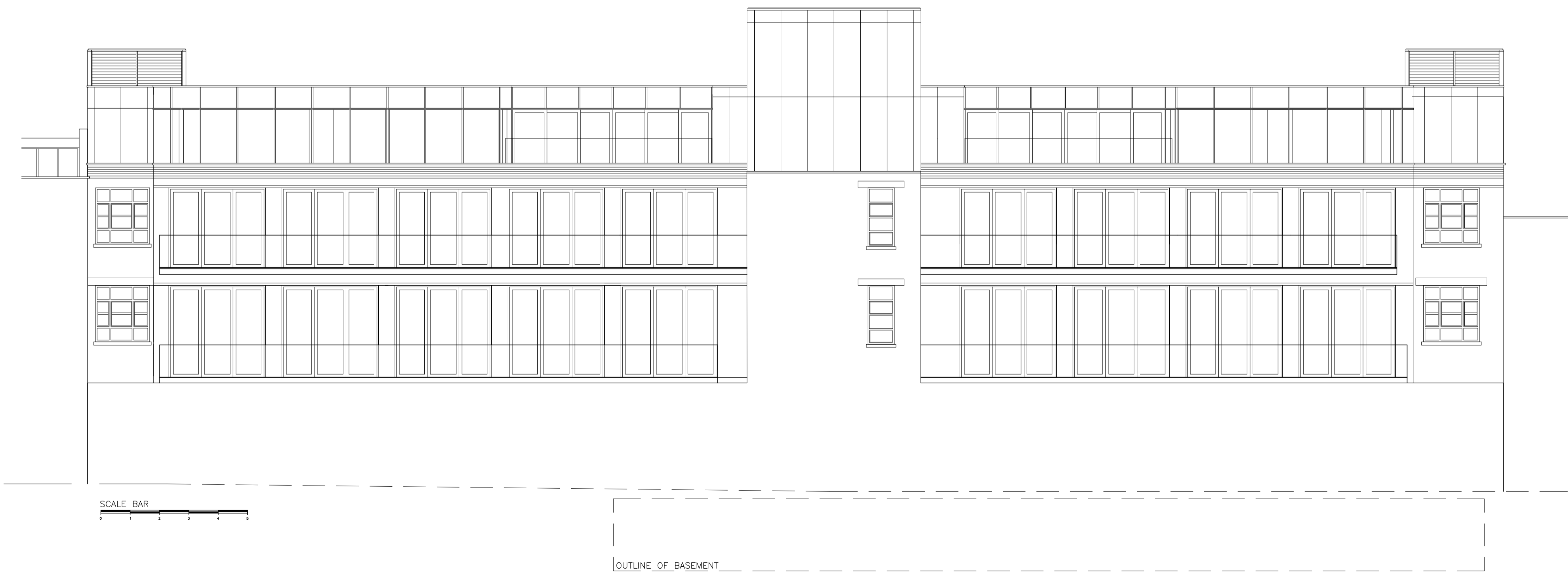
A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Rachel Stopard  
Director of Culture & Environment

PROPOSED ELEVATIONS



PROPOSED SOUTH WEST (FRONT) ELEVATION



PROPOSED NORTH EAST (REAR) ELEVATION

Rev.	Date	By	Description

STATUS	<b>PLANNING</b>
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ARCHITECTURE • INTERIOR DESIGN • PROJECT MANAGEMENT SECOND FLOOR, 91-93 BAKER STREET, LONDON W1U 6DD Tel: 020 7486 8333 mail@bla-architects.com www.bla-architects.com

CLIENT	RIVERCREST
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PROJECT	WORLDWIDE HOUSE 116-134 BAYHAM STREET CAMDEN
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DRAWING	PROPOSED DRAWINGS - FRONT & REAR ELEVATIONS
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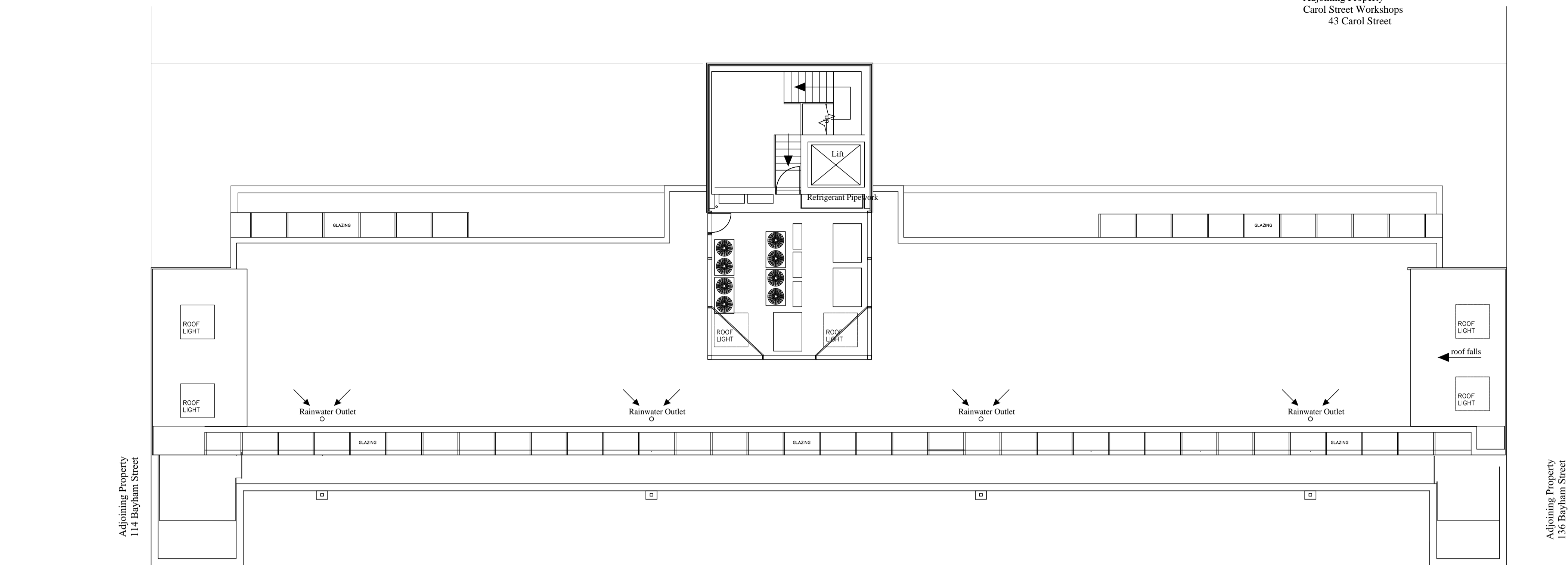
DRAWING	DATE	DRAWN
1:100 @ A1	APR '14	RG
1:200 @ A3		

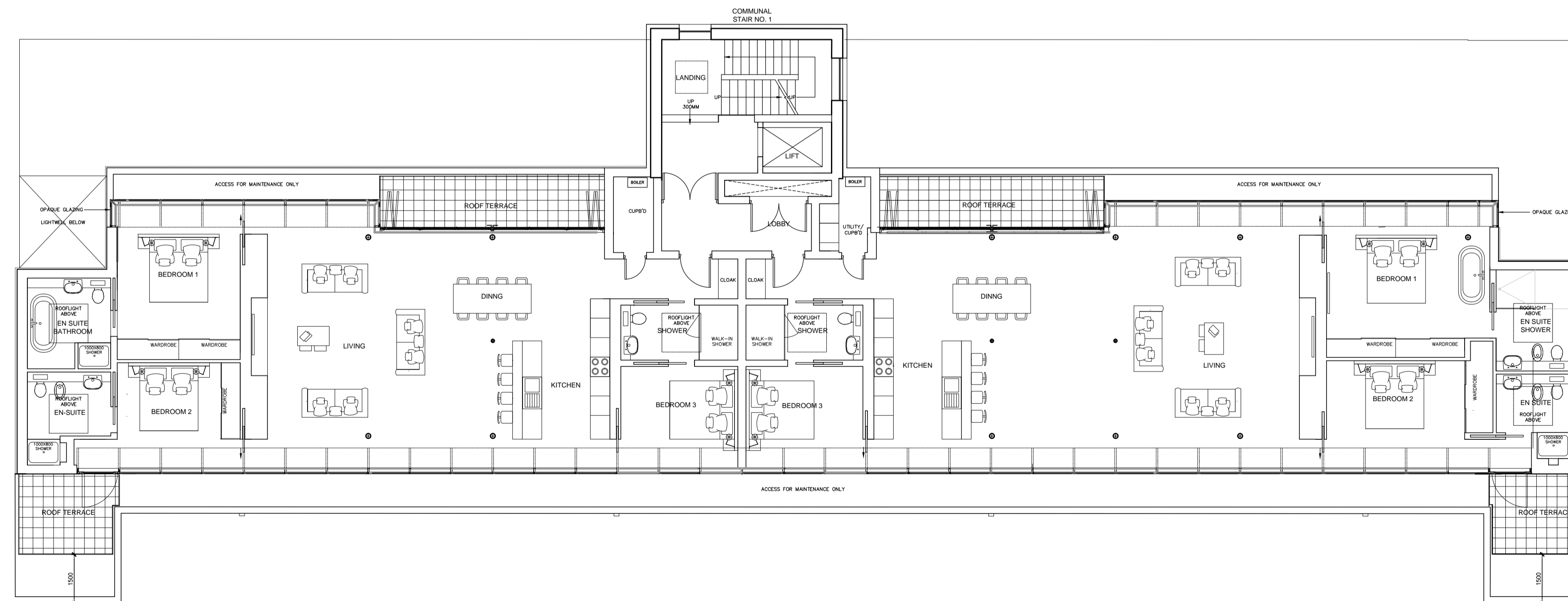
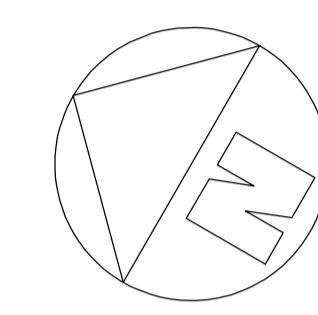
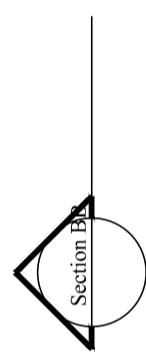
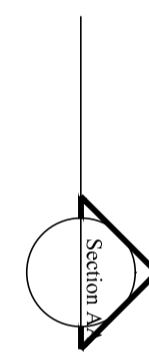
JOB NO.	DRAWING NO.	REV
312	PL1-110	-

EXISTING FLOOR PLANS

Adjoining Property  
Carol Street Workshops  
43 Carol Street



ROOF PLAN



THIRD PLAN



Rev.	Date	By	Description
-	-	-	-

STATUS	<b>PLANNING</b>
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<b>B L A ARCHITECTS</b>	
ARCHITECTURE • INTERIOR DESIGN • PROJECT MANAGEMENT	
SECOND FLOOR, 91-93 BAKER STREET, LONDON W1U 6DD	
Tel: 020 7486 8333 mail@bla-architects.com www.bla-architects.com	

CLIENT	RIVERCREST
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PROJECT	WORLDWIDE HOUSE 116-134 BAYHAM STREET CAMDEN
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DRAWING	PROPOSED DRAWINGS - THIRD FLOOR & ROOF PLANS	
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DRAWING	DATE	DRAWN
1:100 @ A1	APR '14	RG
1:200 @ A3		

JOB NO.	DRAWING NO.	REV
312	PL1-105	-

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/07/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>09/06/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex McDougall				2014/3264/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
116-134 Bayham Street London NW1 0BA				Refer to Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a).							
<b>Recommendation(s):</b>		<b>Grant planning permission subject to S106 legal agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>35</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
<p>The subject site is occupied by a 3-storey plus basement mid-20<sup>th</sup> century brick building with flat roof on the eastern side of Bayham Street. The building was originally used for industrial purposes but was converted to its current use as offices (Class B1a) in the 1980s.</p> <p>The site is bookended by 3 storey residential terraces. The area is generally characterised by mixed use buildings. The area directly to the rear of the site is occupied by industrial workshops. Several buildings in the vicinity of the site, on Bayham Street, have roof extensions. The site is directly adjacent to, but not within, the Camden Town Conservation Area.</p>							



## Relevant History

### 116-134 Bayham Street (the application site)

9003074: Erection of an additional storey at third floor level to be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987. Granted 01/03/1990 (not implemented).

9401729: The erection of an additional storey at third floor level for Class B1 business use. Granted 20/04/1995 (not implemented).

0300133: The erection of an additional storey at 3rd floor level to provide offices (Class B1) floor space; re-siting of air conditioning unit on roof. Granted 19/09/2003 (not implemented).

2013/5757/P: Addition of third floor level, with plant room above (above existing roof) and alterations to rear elevation of existing office building (Class C3). Granted subject to s106 agreement 02/04/14 (not yet implemented).

### 95-111 Bayham Street (nearby site)

9100521: Alterations and extensions including the erection of an additional storey to provide offices and plant at fourth floor level and alterations to the rear elevation. Granted 17/10/1991.

## Relevant policies

### **National Planning Policy Framework 2012**

#### **London Plan 2011**

#### **Camden LDF Core Strategy 2010**

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

#### **Camden Development Policies 2010**

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

## **Camden Planning Guidance (updated 2013)**

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

### **Assessment**

#### Detailed Description of Development

The proposal is detailed as follows:

- Erection of a single storey contemporary glazed roof extension for use as 2 x 3 bedroom flats (Use Class C3). The extension will be set 0.6m behind the existing parapet. The existing parapet will be raised by approximately 5 brick courses. A 1.1m glass balustrade will be included to part of the rear elevation and the northwest and southwest roof elements to provide terraces.
- An additional part level will be included to the middle/rear roof of the proposed roof extension for the storage of plant.
- Replacement of the existing ground floor front entrance
- Installation of new windows on the rear elevation.

#### Principle of Development

While similar applications have been granted at least 4 times in the past, the proposal has been assessed against current planning policy.

#### *Residential Use*

The proposal would result in an additional 506sqm of C3 residential space. The remainder of the buildings would maintain its B1 use. However it should be noted that there is currently an application for a prior approval (2014/3470/P) under assessment for change of use of the remainder of the buildings from B1 to C3.

With regard to this currently application, it is located in an area with a Public Transport Accessibility Level (PTAL) of 6b (excellent) and is thus in keeping with Core Strategy policy CS1 which seeks to site new residential accommodation in highly accessible locations. As such the additional residential floor space is considered to be acceptable in principle, subject to other material planning considerations such as standard of accommodation.

#### *Additional storey*

Additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. A number of roof extensions at the proposed level exist in the immediate vicinity of the site, as evidenced by 114 Bayham Street, 95-111 Bayham Street, and 115-123 Bayham Street, creating an established pattern. As such a roof extension would not be out of keeping with the character of the area and is thus considered to be acceptable in principle subject to an assessment on the following grounds.

#### Design

### *Roof extension, plant enclosure and associated terraces*

The proposed roof extension is considered to be of an acceptable design, and have an acceptable impact on the curtilage of the adjoining conservation area, for the following reasons:

- While the area was traditionally characterised by 3 storey buildings the adjoining building to the south, and several of the buildings opposite the site have roof extensions at the level proposed.
- Due to the relatively narrow width of the street, the setback of the addition from the existing parapet, and the proposed increase in height of the existing parapet the extension will not be read as an overly dominant element of the building when viewed from the street.
- The proposed modern design and lightweight materials do not conflict with the architectural style of the existing building.
- The extension is considered to be of a scale in keeping with the size of the existing building.
- A condition is recommended requiring details of the proposed glazing be provided prior to construction to ensure a high quality of materials is maintained.
- The proposal includes a louvered plant enclosure to the middle/rear of the roof. Based on its size and location it will not be readily visible from Bayham Street and not be visually dominant when viewed from the rear.
- The proposal includes approximately 5 additional brick courses to the existing parapet. In order to ensure that the proposed brick matched the existing building it is considered appropriate to require that sample bricks be submitted for assessment prior to construction.
- The proposed terraces are enclosed in a glass balustrade, in keeping with the materials used in the extension. Notwithstanding, it is considered appropriate to require that samples be submitted for assessment prior to construction.

A very similar glazed roof extension was recently approved for use as offices (2013/5757/P). While there was some concern that the amount of glazing was inappropriate for residential use the proposal is considered to be acceptable as the internal design is open plan, the few internal walls are minimal in width and align with the spacing of the windows, and the kitchen is central, ensuring that there will not be large cabinets up against the glass.

As the proposal would make the roof more prominent, a condition of consent is recommending restricting the placement of plant (such as air conditioner condensers) on the roof of the proposed extension other than within the enclosure proposed.

### *Front entrance*

The new front entrance is considered to be acceptable as it will be more in keeping with the opening pattern of the existing ground floor front elevation.

### *Alterations to rear elevation*

The proposed alterations to the rear elevation are considered to be of an acceptable design, and have an acceptable impact on the curtilage of the adjoining conservation area, for the following reasons:

- Due to the presence of a large industrial building to the rear of the site the section of rear elevation affected is not readily visible from any public place.
- The new windows are considered to simplify and consolidate what is otherwise a crowded rear elevation.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

## Residential Amenity

The proposed roof extension and associated terraces are considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- Based on the orientation of the site and the distance from adjoining sensitive windows, the proposed additional bulk is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure to adjoining and nearby properties.
- Given the 21+ meter separation of the proposed windows from the adjoining residential windows to the front and rear, the increase in height of the building and terrace are not considered to result in a material increase in overlooking of adjoining and nearby properties.
- The proposal consolidates the existing mechanical plant in the centre of the roof, and places it within an enclosure. A noise report has been submitted which concludes that the noise generated by the proposed plant would meet Council standards. Council's environmental health officer is satisfied that the proposed plant would meet the Council's standards with the mitigation measures stated in the report and has recommended a standard noise condition.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

## Standard of Accommodation

The proposal is considered to provide an adequate standard of accommodation for the following reasons:

- The proposed units far exceed the London Plan and Camden Planning Guidance minimum requirements for dwelling size and room sizes.
- The proposal includes a Lifetimes Homes assessment which demonstrates that the units achieve 14 of the criteria and 2 don't apply (as they relate to parking).
- The units would benefit from dual east/west outlook and cross ventilation.
- The units would both have access to large private balconies to the rear of the units and small balconies to the front of the units.
- The units would be accessed via a lift increasing the accessibility of the proposal.

## Transport and highways impacts of the development

### *Highway Network*

Paragraph 29 of the NPPF encourages sustainable transport. Camden's strategy and policies seek to encourage car-free and car-capped developments in areas of moderate or good public transport accessibility. The site has a PTAL of 6a (excellent), and as such it is considered that the proposed residential units should be secured as car free. The applicant has indicated that they would be willing to enter into an agreement to secure the new units as car-free. As such it is considered that the proposal would have an acceptable impact on the highway network.

### *Walking, cycling and public transport*

The Council actively encourages sustainable and efficient transport and supports the provision of high-quality cycle parking in line with national planning policy. The London Plan Revised Early Minor Amendments (October 2013) cycle parking standards require the provision of 2 spaces for units such as that proposed. The proposal does not include details of any cycle parking. However, given the size of the units occupants could easily store their bicycles internally. Furthermore, the concurrent change

of use application currently under assessment for the remainder of the building includes cycle parking well in excess of that required and as such will provide alternative options for future occupants if granted. As such the proposal is considered to be acceptable with regard to cycle parking.

### *Construction*

Given the scale of the works and that the site benefits from an off-street loading area the construction phase is not considered likely to have a detrimental impact on the highway network.

### Waste

The proposal does not include any additional waste storage. Given the scale of the existing building and the amount of basement storage space, the relatively minor additional floor space, and the minimal generation of waste from the proposed use, the lack of additional waste storage is considered to be acceptable.

### Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures and expects proposed development to achieve at least 'very good' in BREEAM assessments. The proposal includes an energy assessment which concludes that 'very good' can be achieved. A S106 agreement is recommended to secure the proposed sustainability measures.

### CIL

The proposed floor space would be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. As such this development would be liable for a contribution of £25,300.00 (506sq.m x £50). A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

### Recommendation

Grant conditional planning permission subject to a S106 agreement for sustainability measures (post construction certificate to ensure the proposed development would meet the BREAAAM 'very good' standard) and car-free housing.