Ms Dolores Altaras
Altaras Architecture Ltd
41 High Street Barkway
Hertfordshire
SG8 8EA

Application Ref: **2015/5831/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

19 February 2016

Dear Sir/Madam

<div align="center">**DECISION**</div>

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**32 Swinton Street
London
WC1X 9NX**

Proposal:
Erection of a mansard roof extension to create 1 x studio flat (Use Class C3)
Drawing Nos: Site Location Plan; Block Plan; MF/SW/P02; MF/SW/P07; MF/SW/P05; MF/SW/P08; MF/SW/P10A.

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

Director of Culture & Environment

INVESTOR IN PEOPLE

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 and DP25 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 Site Location Plan; Block Plan; MF/SW/P02; MF/SW/P07; MF/SW/P05; MF/SW/P08; MF/SW/P11.

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

Informative(s):

1   Reasons for granting permission. [Delegated]

The principle of the proposed creation of a single studio apartment in this location is considered acceptable. The proposed unit is approximately 32sqm in floorspace. It is considered, however, that as the proposal involves creation of a mansard on an existing building, the benefits of the scheme are considered to outweigh the slight shortfall in floorspace by approximately 5sqm. As the proposed mansard follows the traditional form and use of materials along the Swinton Street terrace, it is considered that the proposal is in keeping with the established design of the terraced buildings. The design of the proposed mansard is also compliant with the criteria as set out within CPG1 (Design) in that the ceiling height is 2.3m and the pitch is no greater than 70 degrees. The use of set back from the parapet wall is considered acceptable. Through both its style and use of materials, it is therefore considered that the proposal both preserves and enhances the Bloomsbury Conservation Area. Due to the high accessibility of the site (PTAL 6b 'Excellent'), a legal agreement has been secured to ensure the development is car free whilst a Construction Management Plan and contributions towards highway improvements has been secured to ensure an acceptable construction process. Due to site constraints, and the proposalbeing at roof level, officers consider that it is unfeasible to provide a ground floor cycle parking space in this location.

Planning permission has previously been granted (LPA Ref: 2008/3264/P) for the erection for a mansard roof for the creation of a 1-bed unit of the same design. The current proposal is very similar in design to that permission and is also considered acceptable. Whilst the proposal will have a visual impact on the local area, this is considered to be an enhancement. Such an extension in this location is not considered harmful to the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

A single objection has been received and has been duly taken into consideration in determining this case. The sites planning history was taken into account when

coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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   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   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.
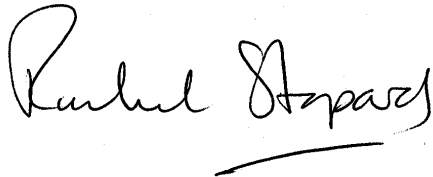
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

Rachel Stopard
Director of Culture & Environment