

Mr J Benaim
Mr J Benaim
48 Grapemere Avenue
Wembley
Middlesex
HA9 8TD

Application Ref: **2016/0589/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

20 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
309 West End Lane
London
NW6 1RD

Proposal:
Erection of an additional storey at fourth floor level to provide 1 x 2 bed flat (Class C3)
Drawing Nos: Location Plan; SB/32/31; SB/32/2; SB/32/3; SB/32/4_B; Design and Access
Statement; Lifetime Homes 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 All new external work shall be carried out in materials that resemble, as closely as



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 if in CA] 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: Location Plan; SB/32/31; SB/32/2; SB/32/3; SB/32/4_B; Design and Access Statement; Lifetime Homes Statement

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 105l litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies

- 5 The following document(s) shall be submitted to and approved by the local planning authority before the relevant part of the work is begun:

a) Access statement detailing how the site will be accessed and serviced during the construction period of the development.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed additional storey in principle is acceptable as this would contribute to continuing the roof pattern to reunite a group of buildings or townscape. There are a number of buildings within the vicinity and terrace which have roof alterations and additions, notably the adjacent building at No. 311 West End Lane.

The proposed extension is considered to be acceptable in terms of its scale and

design. It would be set back from the front roof ridge by 4.5m and by 1.5m from the rear roof ridge retains the building's valley roof profile. The materials of grey slate and timber windows are considered to be acceptable in relation to the host building. The proposal would not be widely visible from West End Lane or and therefore would have a minimal impact upon the wider West End Green Conservation Area.

The proposal would provide 66.8sqm of additional floorspace to the building, which exceeds the minimum requirement detailed within DCLG Technical Housing Standards (61sqm). Furthermore, the new dwelling will provide a good standard of residential accommodation in terms of layout, amenity space, room size (compliant with DCLG standards), sunlight, daylight, ventilation and outlook. The existing building does not have step-free access to the flats within and therefore the proposed additional storey will not be able to meet all of the requirements of Part M4(2) of Building Regulations. However, it is considered acceptable as the proposal will not worsen the situation in relation to accessibility.

The site's Public Transport Accessibility Level (PTAL) is 6A and the site falls within the Fortune Green Central Controlled Parking Zone (CPZ). As per, the requirements of Policy DP18, this decision is subject to a car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy DP18 seeks to ensure car-free development in low parking provision areas, which includes areas of high PTAL.

The development should provide 1x cycle spaces in accordance with the London Plan and Camden cycle standards. In this context, due to the site restrictions and availability of on-street cycle storage, it is considered acceptable to not impose a condition upon granting planning permission for the provision of cycle storage space.

An access statement will be secured by condition upon approval to ensure and minimise traffic impacts during construction of the development.

All new build or converted dwellings are required to achieve 110L per person, per day (including 5 litres for external water use). This will be secured by condition.

The proposal, due to its position upon the roof, would cause negligible harm to any adjoining residential occupiers in terms of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection was received prior to making this decision which was duly noted. The planning history of the site and surrounding area has been taken into account when coming to this decision.

Considerable importance and weight 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 proposal is in general accordance with policies CS5, CS6, CS11,

CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies and policies 2, 3 and 7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies 3.5, 3.8, 6.12, 7.4 and 7.6 of the London Plan (March 2015) consolidated with alterations since 2011; and paragraphs 14, 17 and 56-67 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £3,440 (68.8sqm x £50) for the Mayor's CIL and £34,400 (68.8sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstance. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

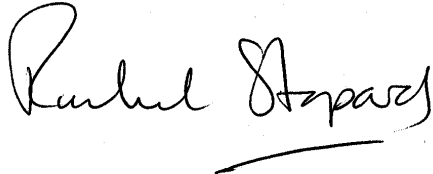
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment