

Mr Thomas Price
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2014/7742/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

10 May 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:
64 Grafton Way
London
W1T 5DP

Proposal:

Change of use to part of the basement and ground floor levels from A3 to C3 and reconfiguration of upper levels to provide 5 self contained units (1 x 1 bedroom and 4 x 2 bedroom) together with two storey extension at second and third floor levels, roof extension and associated alterations

Drawing Nos: 433/P/01 - Location Plan; 433/P/02 Rev A - Block Plan; 433/P/03 - Survey of Existing Sheet 1; 433/P/04 - Survey of Existing Sheet 2; 433/P/05 - Survey Plans with Areas; 433/P/06 Rev J - Proposed Plans; 433/P/07 Rev B - Proposed Detail Street Elevations; 433/P/08 Rev C - Proposed Rear Elevation & Section; 433/P/09 Rev A - Principal (Street) Elevations; 433/P/10 - Roof Plan & 3D Studies; 433/P/11 - Main Demolition Areas; 433/P/12 - Ground & Lower Ground A3 Plans; 433/P/13 - Acoustic Separation LG Flat to A3; 433/P/14 - Acoustic Separation LG Flat to A3; and 433/P/19 Rev B - Bike Store; MLM Acoustics - Sound Insulation Assessment - Technical Report; Design Proposals Statement by Hinge Associates; Covering letter from DP9 dated 16/12/2016; and Daylight, Sunlight and Shadow Assessment by NLP dated August 2014

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:

433/P/01 - Location Plan; 433/P/02 Rev A - Block Plan; 433/P/03 - Survey of Existing Sheet 1; 433/P/04 - Survey of Existing Sheet 2; 433/P/05 - Survey Plans with Areas; 433/P/06 Rev J - Proposed Plans; 433/P/07 Rev B - Proposed Detail Street Elevations; 433/P/08 Rev C - Proposed Rear Elevation & Section; 433/P/09 Rev A - Principal (Street) Elevations; 433/P/10 - Roof Plan & 3D Studies; 433/P/11 - Main Demolition Areas; 433/P/12 - Ground & Lower Ground A3 Plans; 433/P/13 - Acoustic Separation LG Flat to A3; 433/P/14 - Acoustic Separation LG Flat to A3; and 433/P/19 Rev B - Bike Store; MLM Acoustics - Sound Insulation Assessment - Technical Report; Design Proposals Statement by Hinge Associates; Covering letter from DP9 dated 16/12/2016; and Daylight, Sunlight and Shadow Assessment by NLP dated August 2014.

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

- 4 Prior to occupation of the flat or restaurant, the proposed sound insulation shall be installed and thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers 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.

Informative(s):

- 1 Reasons for granting permission.

The existing building is located on the northern side of Grafton Way within the

Fitzroy Square Conservation Area. It has a café use (A3) on the lower ground and ground floors with 3 x 2 bedroom units above and is identified as a positive contributor within the conservation area.

No objection is raised to part of the existing Class A3 unit being lost as the remaining floorspace would still be sufficiently sized for Class A3 use. The residential accommodation proposed, with an increase of 2 units on the existing, would provide an appropriate mix of units and with floor areas of between 36sqm and 67sqm (GIA) and acceptable levels of outlook, privacy and light, would provide a satisfactory standard of accommodation for future occupiers. Appropriate noise soundproofing is proposed to ensure future occupiers are not adversely affected by the Class A3 use.

The proposed two storey extension to the Whitfield Street elevation would have a lower roofline thereby ensuring that it remains subordinate to the main building. It would extend the rear part of the building up, to include the first and second floors, with a flat roof over. This would include a new chimney stack to conceal the restaurant ventilation system which currently dominates the northern gable of the building.

The proposal would also include the replacement of the third floor at a slightly lower level and roof structure at a very slightly higher level behind the existing gables in order to increase the available space on the top floor. A small flat roofed area together with a small roof terrace, are proposed at upper roof level facing the Whitfield Street elevation. These would be concealed behind the existing chimney and enclosed by roofs to each side and would not be readily visible from ground level.

The proposed extensions would be subservient to the host building and would sit comfortably with it, the streetscene and neighbouring properties. The proposal, replacing the existing unsympathetic metal casement and with detailing to match the existing building, would visually improve the appearance of the building to the benefit of the streetscene and would be an enhancement to the character and appearance of the Fitzroy Square Conservation Area.

Given the siting, scale and design of the extensions and alterations proposed, the proposal would have no adverse impact on neighbouring residents' amenity in terms of outlook, privacy, daylight, sunlight and sense of enclosure.

The application site is located within an area with a PTAL score of 6b (excellent) and within a Controlled Parking Zone. The development will be required to be car-free and no parking permits will be allowed for future residents of the additional units proposed. This would be secured by a S106 legal agreement.

5 neighbours were consulted and Site and Press Notices were displayed. One letter of objection has been received; this has been duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's 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, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP2, DP5, DP16, DP17, DP18, DP19, DP22, DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 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 Noise and Licensing Enforcement Team, 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 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 £1,570 (31.4sqm x £50) for the Mayor's CIL and £15,700 (31.4sqm x £500 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

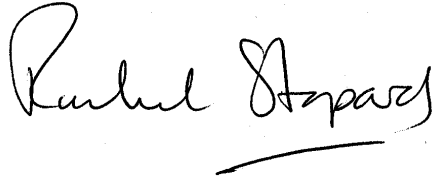
This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could 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.

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 the name.

Rachel Stopard
Director of Supporting Communities