

Miss Ellie Sampson
HK Architects
Unit 7
1 Old Nichol Street
London
E2 7HR

Application Ref: **2015/2177/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

20 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:

60 Hampstead High Street
London
NW3 1QH

Proposal:

Reconfiguration of the existing residential unit located on the first to fourth floor into 3 separate residential units and replacement of roof level rear dormer window with french doors and installation of roof terrace and replacement of first floor rear sash window with french doors and creation of terrace.

Drawing Nos: 219.PL.50 Rev A, 219.PL.51 Rev A, 219.PL.52, 219.PL.53, 219.PL.54, 219.PL.55, 219.PL.56, 219.PL.57, 219.PL.58, 219.PL.59, 219.PL.60, 219.PL.61, 219.PL.62, 219.PL.63, 219.PL.64, 219.PL.65, 219.PL.66, 219.PL.67, 219.PL.68, 219.PL.69 Rev A.

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 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 219.PL.50 Rev A, 219.PL.51 Rev A, 219.PL.52, 219.PL.53, 219.PL.54, 219.PL.55, 219.PL.56, 219.PL.57, 219.PL.58, 219.PL.59, 219.PL.60, 219.PL.61, 219.PL.62, 219.PL.63, 219.PL.64, 219.PL.65, 219.PL.66, 219.PL.67, 219.PL.68, 219.PL.69 Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing a priority when considering the future of unused and underused land and buildings. The proposed sub-division of the upper floors from one dwelling into three units comprising 2 x 1-bed units and 1 x 2-bed unit is compliant with policies CS6 and DP2. The proposed residential units would provide an acceptable mix of residential units in line with policy DP5. All flats would be dual aspect and would exceed the minimum size standards as set out in CPG2. The quality of accommodation is therefore considered appropriate.

The proposals involve removal of a small section of the rear pitched roof in order to install double doors and create the roof terrace area as well as replacing windows at first floor level to the rear to be replaced by double doors. This would predominantly be hidden behind the existing parapet. The changes to design are considered to be a sensitive approach that maintains the architectural integrity of the building and would not harm the character or appearance of the conservation area.

The proposed roof terrace at 1st floor level would be located above the commercial use at ground floor level and is located between raised shared boundary walls of the adjacent buildings. Due to its setback and the height of the rear of the host building, the proposed roof terrace would only be visible from private views and would cause no significant loss of privacy or overlooking to neighbours. A roof

terrace in this location is therefore considered acceptable.

The site has a Public Transport Accessibility Level (PTAL) of 4. Camden policy requires that a minimum of 3 cycle parking places are provided as part of this application. However, officers are satisfied that this cannot be provided due to the site constraints. The proposed plans are therefore considered acceptable in this regard.

No objections have been received. The sites planning history and relevant appeal decisions were 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies CS6, DP2, DP5, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 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

- 5 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal;
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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.

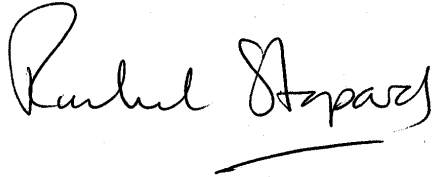
Please send CIL related documents or queries to CIL@Camden.gov.uk

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities