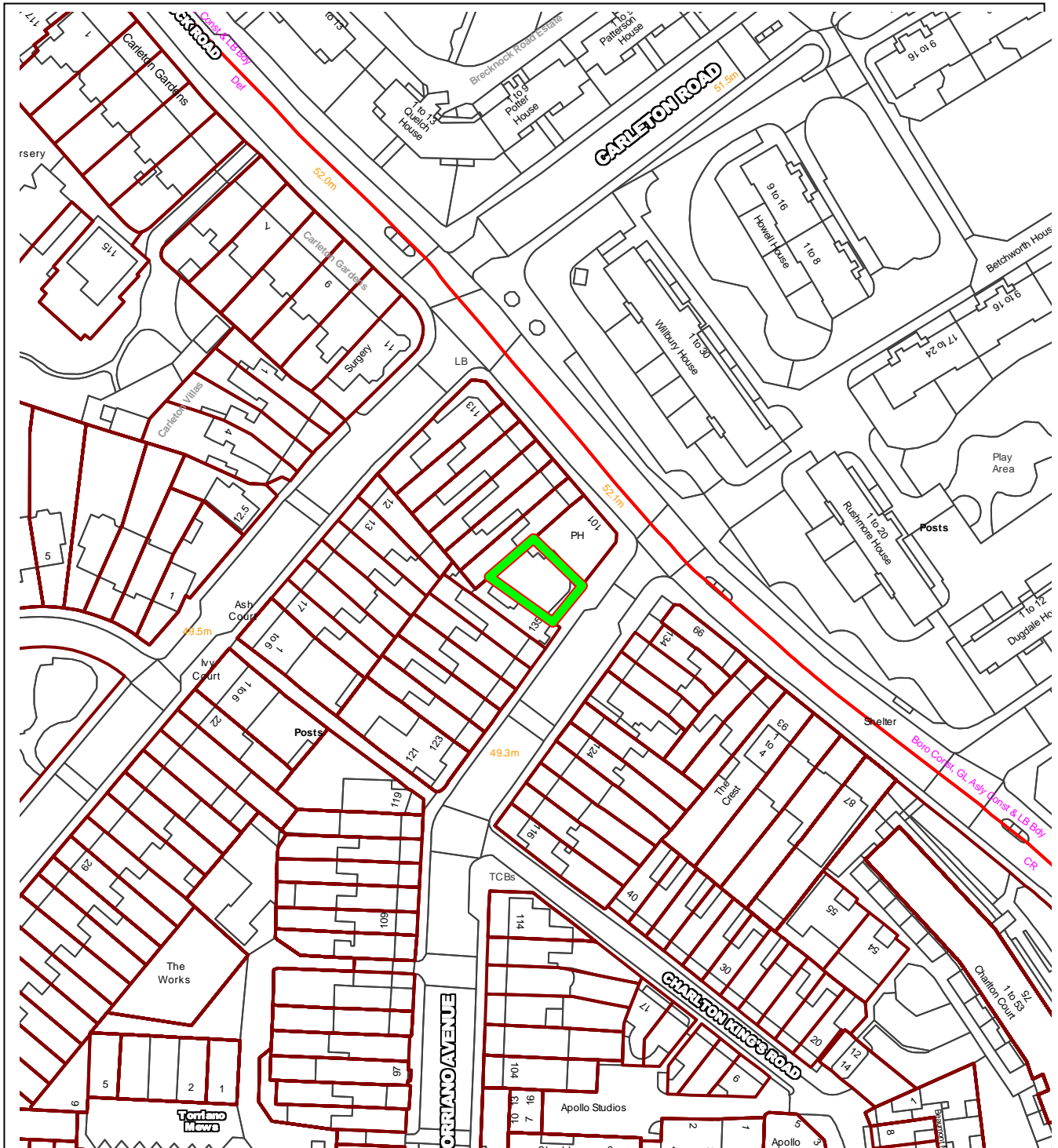


137 Torriano Avenue / r/o 101 Brecknock Road/ former beer garden of Leighton Arms



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1. View of site from Torriano Avenue



2. View of site from Leighton Arms PH



3. 135 Torriano Avenue



4. Terrace opposite site



Delegated Report		Analysis sheet		Expiry Date:		21/03/2016	
(Members Briefing)		N/A		Consultation Expiry Date:		29/06/2016	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2016/0372/P			
Application Address				Drawing Numbers			
Former beer garden at r/o Leighton Arms PH 137 Torriano Avenue London NW5 2RX (also formerly known as r/o Leighton Arms PH 101 Brecknock Road)				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two four storey houses (Class C3)							
Recommendation(s):		Grant Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	29	No. of responses	16	No. of objections	16
			No. Electronic	00		
Summary of consultation responses:	<p>1st consultation period during 2/3/16-23/3/16</p> <p>Following residents' complaints that letters were not received and lack of clarity regarding the re-named site* re-consultation took place for 21-days with letters to AOS and 2x site notices were displayed 8/6/16-29/6/16 (1x on Brecknock Road and 1x on Torriano Avenue)</p> <p><i>*the application was made under 137 Torriano Avenue (also formerly known as r/o Leighton Arms PH), whilst the previous proposal was under The Leighton Arms, 101 Brecknock Road. In order to remove ambiguity the re-consultation was carried out under a revised address as per above 'Application address'.</i></p> <p>The comments below summarise all responses received to this application during both periods of consultation:</p> <p><u>Land use</u></p> <ol style="list-style-type: none"> 1. Loss of pub use 2. Loss of pub garden 3. Lack of affordable housing <p><u>Amenity</u></p> <ol style="list-style-type: none"> 4. Loss of daylight & sunlight to no. 135 Torriano Avenue and Brecknock Road rear elevations and gardens: 5. Overlooking from new houses/ loss of privacy 6. Case law from 1994 to support concern that design solutions as suggested to prevent overlooking are not robust and cannot be enforced 7. Loss of unobstructed view over site from upper floors of Brecknock Road 8. Loss of pubs garden forcing smoking patrons onto narrow pavement causing difficulty for pedestrians 9. No allocation for refuse and recycling collection facilities (internal arrangement unsatisfactory) 10. Noise from construction 11. Water run off concerns in absence of front gardens result in potential health & safety hazard to pedestrians 12. Exploratory works undertaken in close proximity to no. 135 Torriano without permission 13. Potential obstruction to pedestrian flow in the event of owners of site purchasing land to front of site for creation of front gardens <p><u>Design</u></p> <ol style="list-style-type: none"> 14. Failure of party wall agreement could result in un-continuous terrace (with gap between no. 135 & 137 Torriano Avenue) 15. 6 flats of Leighton Arms pub and 2x new houses constitute over development in this small site 16. Front door opening insufficient according to LH criteria. Opening of 800mm should be 800mm passable width of opening. 17. Poor design to front elevation by failure to address the ascend of the street with alignment of windows and doors to those of 135 Torriano Avenue 18. Loss of gap and green corridor to rear of pub. <p><u>Highways</u></p> <ol style="list-style-type: none"> 19. Parking stress; development should be car-free 					

Trees & biodiversity

20. Removal of Sycamore tree and risk of subsidence as a consequence
21. Absence of SuDS measures

Thames Water:

22. No objection in principle. Concerns over sewage capacity to accommodate this proposal. Request condition for details and mitigation prior to commencement of development.

Officers' comments

Land use

1. *The PH is retained and not part of this application. The loss of the pub's garden was considered acceptable at appeal and not detrimental to the viability of the PH. Please see assessment in section 2.1.2 below.*
2. *See response above.*
3. *The amount of development proposed does not trigger the policy requirement for affordable housing in this case.*

Amenity

4. *The impact on daylight & sunlight is discussed in section 2.3.4 and 2.3.5 below and explains that such potential has been assessed and found in accordance with the BRE guidelines.*
5. *This proposal is considered to overcome the previous reason for refusal by suggesting new design solutions that reduce the potential for overlooking into the adjoining and surrounding properties. This is explained in sections 2.3.1-2.3.3 below.*
6. *The proposed new fenestration with film inserted to within its glazing as well as the fixing shut of the lower part of windows will be hard to remove. Such a removal would require planning permission. It is not considered comparable to the case law cited and is considered enforceable.*
7. *Specific views from windows cannot be protected. The outlook from the rear of Brecknock Road windows is not considered to be detrimentally harmed as a result of the development. This is supported in the Inspector's decision.*
8. *Smoking patrons outside of the PH are recognised as an existing situation outside the site. The appeal decision states that this activity takes place outside many London pubs and is not unique to the Leighton Arms nor will be made worse by the removal of the garden. Any future noise complaints as a result of such activity should be reported by the Public to the Environmental Health Noise duty line.*
9. *The proposal includes refuse storage within the front area of the house. This is considered sufficient and refuse can be taken out on agreed collection days.*
10. *Concerns have been raised over noise, disturbance and dust during the construction phase. These are matters covered by Environmental Health legislation and the Building Regulations and do not therefore form a material consideration to which weight can be attributed as part of the planning process. The applicants should be reminded by way of an informative of the need to comply with the relevant legislation. In terms of construction vehicles and access, a Construction management Plan (CMP) is recommended to be secured via legal agreement.*
11. *Details to address water run off and SuDS is recommended by condition.*
12. *The applicant has been advised to stop all works on site.*
13. *The proposal is considered on the basis of the proposed drawings. Should the land to the front of the house be considered for annexation to the main houses; a planning permission would have to be submitted for full consideration of all aspects involved.*

Design

14. *The applicant has been made aware that a Party Wall Agreement is required and that any deviation from the approved plans will require new planning permission.*

15. The flats over the pub were allowed on a recent appeal mentioned below. These and the 2 additional houses, as part of this application, are not considered overdevelopment. It is considered that they comfortably continue the existing terrace on Torriano Avenue and respond well to the surrounding townscape.

16. The details of internal openings and adaptability are considered in line with Building regulations and are subject to condition for full details.

17. See point 15 above.

18. The loss of the gap has been discussed in the assessment below section 2.2.4 and the recent appeal decision and found acceptable.

19. The proposed development is recommended as Car Free.

20. A condition is recommended for replacement of removed tree.

21. See point 11 above.

22. Recommended conditions attached to decision.

CAAC/Local groups* comments:
*Please Specify

None.

Site Description

This application relates to the former beer garden of the Leighton Arms public house (PH), which is located on the corner of Brecknock Road and Torriano Avenue. The pub garden is paved, with some shrubbery. A mature Sycamore tree was located in the south western corner, directly adjacent to the curtilage. The tree was recently removed. A brick boundary wall abuts the pavement on Torriano Avenue and provides pedestrian access to the pub garden.

The surrounding area is predominantly residential, comprising Victorian buildings of stock brick and painted stucco. There are various examples of modern additions within the area.

The site is neither located within any designated conservation area, nor is the building statutorily or locally listed.

The site has a Public Transport Accessibility Level of 4 and the site is located within a Controlled Parking Zone.

Relevant History

2014/5401/P Erection of two four storey houses (Class C3) Refused 25/03/2015 (i) loss of townscape gap (ii) overlooking to no. 135 Torriano Avenue (iii) inadequate information in regards to sunlight/daylight impact on no. 135 Torriano Avenue (iv) loss of beer garden resulting in disturbance and obstruction in the street and potential for prejudicing long term viability of the public house APPEAL DISMISSED (ref. APP/X5210/W/15/3095453) 11/12/2015 The appeal was dismissed solely on amenity grounds (in particular overlooking from proposed rear large scale windows into no. 135 Torriano Avenue roof terrace, side courtyard and kitchen windows). During the course of the appeal, the appellants submitted additional daylight/sunlight information and the Council withdrew the third reason for refusal (daylight & sunlight).

2014/4554/P Refused 25/03/2015 APPEAL ALLOWED on 11/12/2015 for the conversion of the building to create six self-contained residential flats on the upper floors, comprising a single storey roof extension and three storey rear extension.

Relevant policies

National and Regional Planning Policy

National Planning Policy Framework 2012
London Plan 2015

LDF Core Strategy and Development Policies

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel
CS15 Open space and biodiversity
CS14 Promoting high quality places and conserving our heritage
CS17 Making Camden a safer place
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
DP15 Community and Leisure uses
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access

Camden Planning Guidance (updated 2015)

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG6 Amenity
CPG7 Transport
CPG8 Planning Obligations

Kentish Town Neighbourhood Plan 2016

Assessment

1.0 PROPOSAL

This application is the result of a recent appeal, which was dismissed for reasons of overlooking of 135 Torriano Avenue. This proposal attempts to overcome this reason for dismissal by re-designing the rear elevation and offering design solutions to increase the level of privacy between the existing property and the proposed development. The main changes to the design include to replacement of the previously proposed large modern windows at the rear, to traditional sized sash windows in order to conform with the rest of the street and with the use of directional glass technology which provides a film that is inserted into the lower part of windows for permanent retention as well as fixed shot lower sash sections. The proposal also includes a 4.7m high privacy green screen between the site and no. 135 Torriano Avenue.

1.1 The application seeks permission for the erection of two single family dwelling houses. The proposed houses comprise three storeys with additional accommodation set within a mansard roof space. The houses would continue the existing terrace fronting Torriano Avenue and would adopt the existing architectural style and detailing, being rendered with cornices, quoins and timber sliding sash windows to match.

1.2 The ground and first floors of the houses would comprise the main living accommodation, with a total of four bedrooms set over the upper two floors; two meeting double occupancy standards (12 sq m), the other two being singles. Each would have access to a rear garden of comparable size to its neighbours.

1.3 During the course of the previous application the scheme has been amended following a dispute over land ownership at the front of the site, which currently forms part of the wide pavement on Torriano Avenue. The previously proposed front garden areas (including cycle, refuse storage and boundary wall enclosures), have been omitted from the proposal.

2.0 ASSESSMENT

2.01 The material considerations for this application are summarised as follows:

- Principle of the land use change

- Loss of pub garden;
- Residential use;
- Design and appearance;
- Amenity;
- Standard of residential accommodation;
- Highways and Transport impacts;
- Other matters

2.1 Principle of change of use

Loss of the pub garden

2.1.1 Paragraph 15.7 of policy DP15 is relevant and states that the Council will resist the loss of local pubs that serve of community role unless alternative provision is available nearby or it can be demonstrated to the Councils satisfaction that the premises are no longer economically viable for pub use. The NPPF paragraph 70 states that to “deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as Public Houses)” to enhance the sustainability of communities and residential environments.

2.1.2 The proposal would result in little change to the internal arrangement of the PH. As such, the pub would not be lost as a result of the proposed development. The proposed houses would occupy the former pub garden space, which ceased use in 2014 and is now in separate ownership. At the appeal it was heard that the beer garden attracted anti-social behaviour, in some part due to the lack of natural surveillance, and officers in the Licensing team confirmed that the Council received complaints regarding use of the pub garden and the resulting disturbances to local residents whilst it was in use. The Inspector did not consider that the beer garden provided a specific community function, over and above the normal function of a beer garden and did not object to its loss, nor did she consider that the loss of the beer garden would harm the long term viability of the pub...

2.1.3 Taking the above into account, the proposed loss of the pub's former garden would not result in the loss of any community use. The pub itself would remain and would be viable, as would the availability of internal space for informal and social meetings, much the same as previously offered by the garden. As such, the proposal is not contrary to the requirements of policy DP15 and is considered acceptable in this respect.

Residential use

2.1.4 Camden's LDF, in particular Policy DP2, emphasises the priority for housing in the borough and states that Council will seek to maximise the supply of homes. In this particular location, the site lies within a predominantly residential area. Coupled with a Public Transport Accessibility Level of 4, the site is suitable for sustainable residential development and this is wholly accepted in principle.

2.1.5 Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The proposal is to provide 2 x four-bed units. The LDF states that the highest priority for housing size is for market two bedroom units (50%) with four bedroom units being medium priority in the borough. The proposed two houses would therefore contribute to needed housing in terms of family sized accommodation.

2.2 Design and appearance

2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application:

- development should consider the character, setting, context and the form and scale of neighbouring buildings;
- development should consider the character and proportions of the existing building,
- where extensions and alterations are proposed; developments should consider the quality of materials to be used.

2.2.2 The site is not within any designated conservation area. However, the area does possess a strong Victorian character, both in terms of the arrangement of buildings and the architectural style and general appearance. The local area comprises buildings on the Council's Draft Local List of Non-Designated Heritage

Assets, including buildings in Torriano Avenue. However, the area has undergone significant change, both to existing buildings and through the addition of modern buildings.

2.2.3 The proposed houses adopt the architectural style of those existing in the street, being almost identical in scale, bulk, massing and detailed design. Buildings in Torriano Avenue are historically faced in stock brick, with stucco embellishments, although a great deal of the facing brickwork has since been painted over, adding a more colourful variation of the original street scene. As such, the proposed pallet of materials and general appearance of the houses are considered to be appropriate to the area.

2.2.4 With regard to the impact upon the established urban grain, the closing of the gap between buildings fronting Brecknock Road and those addressing Torriano Avenue would certainly alter the original arrangement of buildings. However, it is not considered that the alteration would be out of keeping with the general character of the area, which comprises 'closed' corners. Given that the site is not in any way designated as a heritage asset, there is some flexibility with regard to the urban grain, which can accommodate additions to existing terraces without any harm to protected heritage assets. Indeed, the original plan form of the area has been subject to change without undue harm to the townscape and general character of the area. However, the proposed arrangement of buildings has been previously slightly amended to allow for the quoins of 134 Torriano Avenue to remain exposed, whilst reflecting the stepped arrangement of buildings elsewhere in the area.

2.2.5 The Inspector for the recent appeal decision agreed that the proposal complies with policies CS5, CS14 and DP24 of the LDF. The appeal decision stated that the influence of the existing terrace on the design approach was a logical one, that the loss of the open corner is not detrimental to the appearance on the area and its historic urban grain and that the scale and form of the dwellings are proportionate to the surrounding built form.

2.3 Amenity

Privacy

2.3.1 The proposed houses would provide an outlook for its future occupants westwards across the rear gardens of properties in Brecknock Road and Leighton Grove, in addition to those adjacent to the site in Torriano Avenue. Given that existing windows at the pub and in Torriano Avenue already overlook neighbouring gardens, the privacy of these outdoor areas would remain relatively unchanged. Upper floor windows would provide a view towards the nearest of the neighbouring windows at upper floor flats in Brecknock Road. However, the view would be oblique and would not provide an intrusive view into neighbouring dwellings. Therefore, neighbouring residential amenity would be adequately protected.

2.3.2 As mentioned above, this proposal includes a revised elevational and fenestration treatment to the rear, when compared to the appeal scheme. The elevation has been revised to one of traditional appearance with smaller windows. In addition, the windows include the application of a 'view control' film that is inserted into the middle of each of the upper floors lower section of the sash window in order to remove direct overlooking possibilities away from 135 Torriano Avenue. This is proposed for both houses and rear elevations and includes the fixing shut of the lower parts of the sash windows and allowable opening of windows at 1.7m from floor level and up.

2.3.3 The appeal was dismissed on reasons of overlooking into no. 135 Torriano Avenue alone. The previous proposal included large scale modern fenestration to the majority of the rear elevations of both houses. It was stated that the existing trellis between the 2 sites was not sufficient. It is considered that the each of the above design solutions, elevation amendments, privacy screen and their combination overcomes the appeal reason for dismissal and the proposal complies with policies CS5 and DP26. A condition will require the privacy film to be installed and permanently retained before occupation of the dwellings.

Daylight / Sunlight

2.3.4 In terms of daylight/sunlight the application includes analytical information regarding the impact upon neighbouring occupants, including a vertical sky component (VSC) measurement, consistent with the guidance set out in CPG6 Ch6 and BRE guidelines. The assessment indicates that none of the nearest neighbouring windows with an outlook facing the site would result in a VSC of less than the 27% target enshrined in BRE guidance. Therefore, in terms of daylight matters, it has been sufficiently demonstrated that the proposed development will maintain an adequate amount of daylight to all adjoining windows.

2.3.5 The proposal therefore complies with policy DP26 and has been addressed in the appeal decision as

acceptable in these terms. This proposal includes a 4.3m high privacy screen between the site and 135 Torriano Avenue. The screen is 1.5 higher than the existing trellis and will provide additional protection from overlooking. The screen does not raise concerns over increased loss of daylight & sunlight due to the proposed houses taller and the site configuration and orientation already affecting no. 135 Torriano Avenue more than the screen. The screening will also be secured by condition.

2.4 Standard of residential accommodation

2.4.1 The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:

- a) The proposed units would satisfy the London Plan and Camden Planning Guidance requirements for dwelling size and room sizes.
- b) The proposal includes a Lifetimes Homes assessment. Whilst this tool is no longer applicable it is broadly in line with Building Regulations Part M4(2) which demonstrates how the proposal responds to the issue of accessibility. The proposal satisfies the criteria.
- c) Both houses would be dual-aspect and the glazing to all habitable rooms exceeds 10% of the floor area to maximise light within habitable rooms.
- d) The units would have exclusive access to private outdoor amenity space in the same established arrangement as existing dwellings in the street.
- e) The proposal would have suitable waste and recycling facilities located internally at the front of the building for ease of use by future occupants.
- f) The dwellings would include secure cycle storage facilities within the rear gardens.

2.4.2 Taking the above into account, the standard of residential accommodation is considered to be very good and accords with adopted policy and guidance.

2.5 Highways and Transport Impacts

Car-free

2.5.1 The proposal does not have any existing off-street car parking and no off-street car parking is proposed. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 4 (good). Given the transport accessibility level, the site is suitable for car-free development. The applicant has agreed to enter into a legal agreement to ensure new occupiers would not be able to obtain on street parking permits.

Cycle storage facilities

2.5.2 One of the key transport aims within the LDF is to promote cycling in the borough. Furthermore Camden's Transport Strategy has set a target of 25% for cycling as a proportion of road traffic flows in the borough by 2020. The proposed development comprises cycle storage provision within the rear gardens of the dwellings; although no specific details are provided. Details of the storage facilities for a total of four cycles (two for each dwelling) would be required by way of a condition in line with adopted policy and secured as part of the S106 legal agreement.

Highways works

2.5.3 The footway and carriageway adjacent to the site are likely to be damaged as a direct result of the proposed refurbishment and development works, resulting in the need for repairs. As such, a contribution to highways works is required and will be secured by legal agreement.

2.6 Sustainability

2.6.1 London Plan policy 5.2 requires that all developments make the fullest contribution to minimising CO2 emissions in accordance with the energy hierarchy. The applicant has submitted an Energy Statement, which outlines that the development would meet the Mayor's Energy Hierarchy through investment in a high performance building fabric and energy efficient engineering systems. It is envisaged that the development would meet policy requirements for new build development. A relevant condition to secure this is recommended.

2.7 Impact upon trees

2.7.1 There was a mature tree in the south west corner of the site, which was recently removed. The tree is not

protected by virtue of a Tree Preservation Order but as the tree was previously conditioned to be retained and protected it is recommended that a replacement is conditioned.

2.8 CIL

2.8.1 The proposal will be liable for the Mayor of London's CIL (£14,030) and the Camden CIL (£140,300) as the additional floorspace would exceed 100sqm. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3.0 Conclusion and recommendation

3.1 The proposed scheme would provide good quality housing in line with the overarching objectives of the LDF. The standard of residential accommodation would be very good, meeting all policy requirements, including minimum internal and external space standards, access standards and refuse/recycling and cycle storage. The amenity of existing residents would be adequately protected and no material loss of community facilities has been identified as part of the assessment of the application. The previous scheme was dismissed at appeal solely on the grounds of overlooking to no. 135, and the Inspector considered the proposal to be acceptable in all other respects.

3.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car-free development;
- Construction Management Plan;
- Financial contributions to highways works.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

ADN Planning
8 Kerria Way
West End
Woking
Surrey
GU24 9XA

Application Ref: **2016/0372/P**

07 July 2016

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Former beer garden at
r/o Leighton Arms PH
137 Torriano Avenue
London
NW5 2RX
(also formerly known as r/o Leighton Arms PH
101 Brecknock Road)**

DECISION

Proposal:

Erection of two four storey houses (Class C3)

Drawing Nos: BRE-PL-EX-01; BRE-PL-EX-02; BRE-PL-EX-03; BRE-PL-EX-04; BRE-PL-EX-05; BRE-PL-GA-01a C; BRE-PL-GA-01b B; BRE-PL-GA-02a C; BRE-PL-GA-02b B; BRE-PL-GA-03a C; BRE-PL-GA-03b B; BRE-PL-GA-04a C; BRE-PL-GA-04b B; BRE-PL-GA-05a C; BRE-PL-GA-05b B; BRE-PL-GA-06a C; BRE-PL-GA-06b B; BRE-PL-GA-07 C; BRE-PL-GA-08 B; BRE-PL-GA-09; BRE-PL-GA-10; BRE-PL-GA-11 D; BRE-PL-GA-12 C; BRE-PL-GA-13 B; BRE-PL-GA-14 B; BRE-PL-GA-15 B; BRE-PL-GA-16 B; BRE-PL-GA-17 C; BRE-PL-GA-18; BRE-PL-GA-19; BRE-PL-GA-20; BRE-PL-GA-21; BRE-PL-GA-22; BRE-PL-GA-23, 2998_1 (135 Torriano drawing for information).

Supporting documents: Sustainability and Energy Report by Syntegra Consulting, Planning Statement by ADN Planning, Daylight & Sunlight report by Dixon Payne ref. rs/ROL.14/4 dated 13th January 2016, Daylight & Sunlight report by Dixon Payne ref. rs/ROL.14/1 dated 30th October 2014, Design and Access Statement dated 20th January 2016, Sample of directional glazing by Lintec Graphic Films ref. Wincos Vision Control Film 00/55.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: BRE-PL-EX-01; BRE-PL-EX-02; BRE-PL-EX-03; BRE-PL-EX-04; BRE-PL-EX-05; BRE-PL-GA-01a C; BRE-PL-GA-01b B; BRE-PL-GA-02a C; BRE-PL-GA-02b B; BRE-PL-GA-03a C; BRE-PL-GA-03b B; BRE-PL-GA-04a C; BRE-PL-GA-04b B; BRE-PL-GA-05a C; BRE-PL-GA-05b B; BRE-PL-GA-06a C; BRE-PL-GA-06b B; BRE-PL-GA-07 C; BRE-PL-GA-08 B; BRE-PL-GA-09; BRE-PL-GA-10; BRE-PL-GA-11 D; BRE-PL-GA-12 C; BRE-PL-GA-13 B; BRE-PL-GA-14 B; BRE-PL-GA-15 B; BRE-PL-GA-16 B; BRE-PL-GA-17 C; BRE-PL-GA-18; BRE-PL-GA-19; BRE-PL-GA-20; BRE-PL-GA-21; BRE-PL-GA-22; BRE-PL-GA-23, 2998_1 (135 Torriano drawing for information).

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

- b) Plan, elevation and section drawings of all architectural detailing, including fascia, cornices and quoins at a scale of 1:10;

- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 The hereby approved cycle storage facility for a minimum 2x cycle spaces per each house shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The hereby approved directional glazing (Vision Control Film 00/55) and fixed closure of part windows shall be applied to the annotated rear windows on the 1st, 2nd and 3rd floor levels in accordance with approved drawings prior to first occupation of the units and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement, development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker (Thames Water). No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system 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 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with

the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability and Energy Strategy Report by Syntegra Consulting dated 24.7.2014). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 9 The hereby approved 2 units shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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.

- 10 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 11 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

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 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework.

- 12 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Sustainability and Energy Strategy Report by Syntegra Consulting dated 24.7.2014 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.

- 13 The privacy screen hereby approved shall be erected prior to first occupation of any part of the development and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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.
- 4 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.

- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £14,030 and £140,300 (280sqm x £500) for Camden's CIL (Zone B Residential). 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 Additional Information Requirement Form or other changing circumstances.
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 7 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.

Yours faithfully

Supporting Communities Directorate