

Mr Gabriel George
Michaelis Boyd
108 Palace Gardens Terrace
London
W8 4RT

Application Ref: **2016/2580/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
55 Wilkin Street Mews
London
NW5 3LR

Proposal:
Erection of ground floor rear extension (Class B2).
Drawing Nos: 15170-700, 15170-701, 15170-702, 15170-703, Revised Tree Survey,
Arboricultural Impact Assessment, Arboricultural Method Statement Ref CC/1626 AR3061,
Design & Access Statement dated May 2016.

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 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: 15170-700, 15170-701, 15170-702, 15170-703, Revised Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement Ref CC/1626 AR3061, Design & Access Statement dated May 2016.

Reason:

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

- 4 The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of asbestos arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 5 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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 Notwithstanding the provisions of Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used as a drinking establishment (Class A4).

Reason: To ensure that the future occupation of the building does not adversely affect the amenities of the adjoining premises/immediate area, in accordance with 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 extension would be to the rear of the premises, which is located within a converted Network Rail arch near to Kentish Town West overground station. The extension would be similar in height and depth as the existing extensions to the rear of units 56-58 which were granted planning permission in 2007, and would be constructed of yellow stock brick to match.

There are limited views of the rear of the site due to the adjacent extension, the existing access staircase to the railway platform which sits across the rear elevation of the unit, and the existing trees along the rear boundary of the site. The development would not be visible from Wilkin Street Mews or Prince of Albert Road and is therefore considered to preserve the character of the host building and wider area.

The extension would back on to the rear garden of 50 Prince of Wales Road, but at a distance of approximately 15m from the residential property, is not considered to cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy. 1a Perren Street is located closer to the host building to the north, but this building is in commercial use and has no window openings to the rear elevation. Furthermore, the existing extensions at units 56-58 would screen views of the proposed extension from this property.

The proposed extension would be used for WC and extra storage space for the existing brewery (B2 use) and is therefore not considered to cause noise disturbance to surrounding neighbours.

The proposal would involve the removal of one tree which is of low quality and minimal amenity value to the area. Its removal is considered acceptable. The impacts to the remaining trees would be low, due to the use of pile and beam construction, and the information contained within the arboricultural report is considered to be sufficient to demonstrate that the trees will not suffer any significant detrimental impacts to their health and/or stability.

One comment has been received and duly taken into account prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

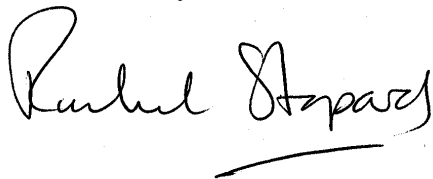
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.

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
Executive Director Supporting Communities