

Mr Joe Hutton
JUB studio
122 Church Walk
London
N16 8QW

Application Ref: **2015/5538/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

3 August 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:
118 Drummond Street
London
NW1 2HN

Proposal:
Mansard roof extension and first floor rear extension, to allow the conversion of 1 no. 2-bed flat to 1 no. 1-bed flat at first floor level and 1 no. 1-bed flat at second and third level

Drawing Nos: 0068-A-GA-01; 0068-A-GA-02; 0068-A-GA-03; 0068-A-GA-04; 0068-A-GA-05-A; 0068-A-GA-06-A; and 0068-A-GA-07-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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 0068-A-GA-01; 0068-A-GA-02; 0068-A-GA-03; 0068-A-GA-04; 0068-A-GA-05-A; 0068-A-GA-06-A; and 0068-A-GA-07-A.

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

Informative(s):

- 1 Reasons for granting permission

The proposed mansard roof represents an appropriate way to extend the building. The new mansard would rise from behind the parapet wall and it would be separated from the wall by a substantial gutter. The windows in the mansard roof would relate well to the openings on the lower floors and they would be of a clearly subordinate size. Revised plans have been received during the course of the application so that the height of the mansard roof would be reduced and the chimney stack would be increased in height proportionately.

An application in 2007 for a mansard roof was refused; however, the mansard was larger and of a different design and this proposal responds well to the previous reasons for refusal. In 2007 it was noted that the proposed mansard would create a discordant relationship within the unbroken roofscape; however, the circumstances of the application site have since changed with the erection of mansard roofs at Nos. 122 and 110 Drummond Street (built pursuant to planning permission references 2010/5852/P and 2012/0632/P, respectively). The proposed mansard roof at No. 118 would no longer interrupt an unimpaird roof line and is therefore considered to be acceptable.

The proposed first floor rear extension would be subordinate to the host building in terms of location, form, scale, proportions, dimensions and detailing; and it would respect and preserve the historic pattern and established townscape of the surrounding area. No. 116 Drummond Street is a Grade II listed building. It is not considered that the proposed works would cause any harm to the setting of this listed building.

The proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5), insofar as it would involve the loss of a 2-bed unit (high priority) and the creation of 2 no. 1-bed units (lower priority); however, the creation of an additional residential unit outweighs the loss of the 2-bed unit.

Following the revisions to the plans, Unit 1 would meet the national space standards. Whilst a permanent partition between the eating and sleeping areas would not be provided, the proposal does include folding doors to enable separation of the sleeping and eating areas when required. Overall, Unit 1 would provide a satisfactory standard of residential accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise.

Unit 2 would fail to meet the national space standards, insofar as it would only provide 50 sqm of gross internal floor space instead of the required 58 sqm for a 2 storey, 1 bed unit. However, on the basis that the unit is a flat rather than a house this is considered to be acceptable, especially because Unit 2 would otherwise provide a good standard of residential accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise.

The application site has a Public Transport Accessibility Level (PTAL) of 6b and is within a Controlled Parking Zone (CA-G), which operates between 0830 and 1830 hours on Monday to Friday. Policy DP18 expects development to be car-free in the Central London Area. This permission is therefore subject to a legal agreement to ensure the new dwellings will be car-free. The legal agreement will also secure a contribution towards repairing any damage caused to the public highway as a result of the works. Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard.

It is not considered that the mansard roof or the first floor rear extension would cause undue harm to nearby and neighbouring residential properties in terms of visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels.

- 2 No objections have been raised in relation to the works. The application site's 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 and s.72 of The Planning (Listed

Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the adjacent listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP21, DP22, DP23, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 3.4, 3.5, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

- 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 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.
- 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.
- 6 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.

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

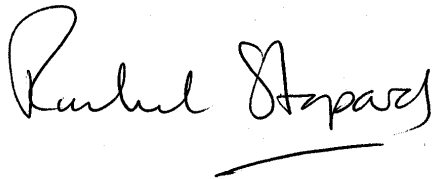
failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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.

Rachel Stopard
Executive Director Supporting Communities