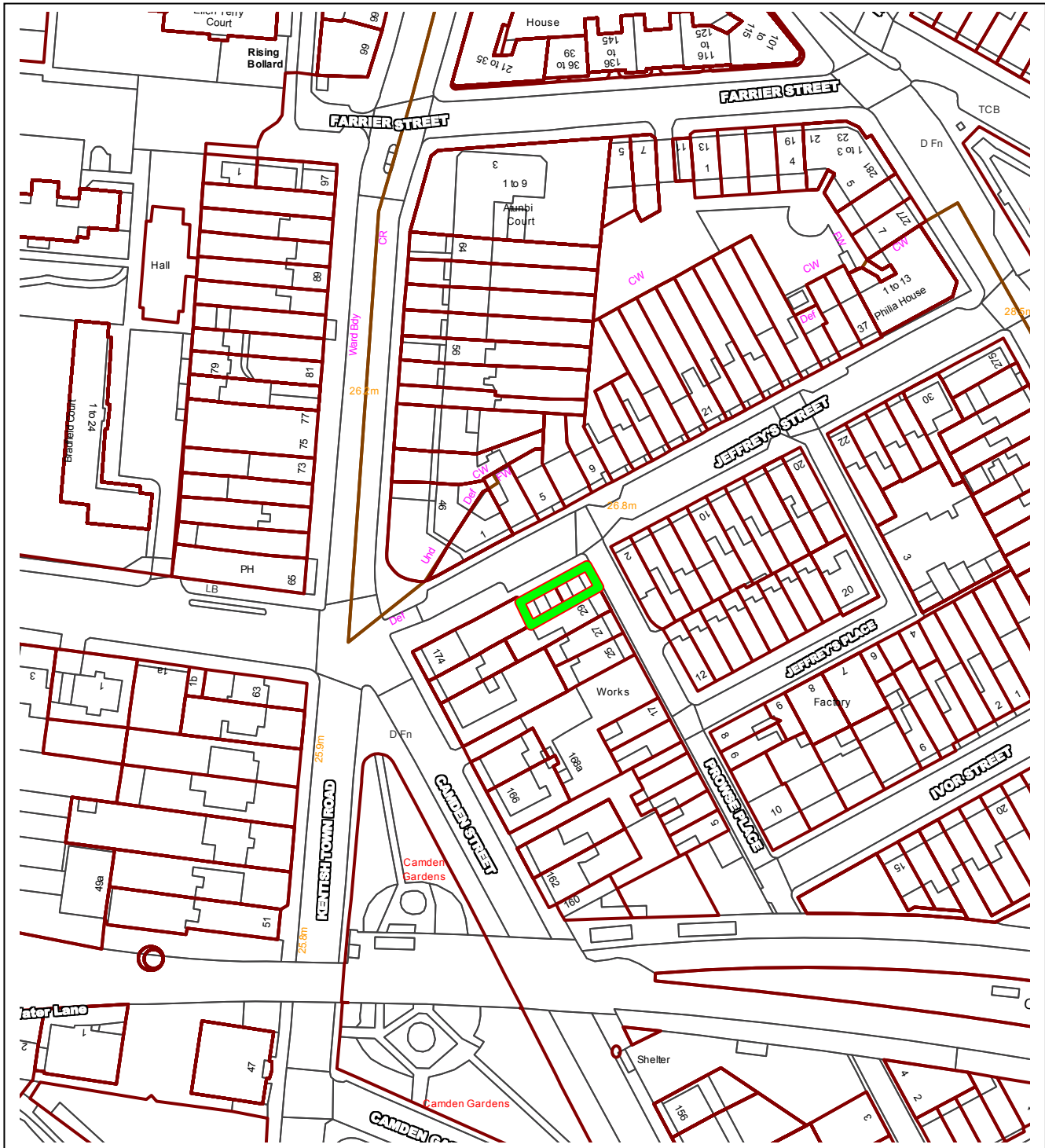


# Land rear of 174 Camden Street & 29 Prowse Place - 2016/2137/P



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Photo 1: Photo showing the original garages on the site – pre development – looking west along Jeffrey’s Street.



Site view looking southwest along Jeffrey’s Street



Southwest corner of garages Jeffrey’s Street/Prowse Place.



Site view looking northwest along Prowse Place.



View looking east at junction of Candem Street/Jeffrey’s Street.



Site view looking northeast along Jeffrey’s Street.

Photo 2: Selection of site and street photographs taken from the applicants supporting documentation prior to the commencement of the development.



Photo 3: Current site photo - looking west at the site along Jeffrey's Street towards Camden Street



Photo 4: Current site photo – front/ east side elevation



Photo 5: Current site photo – front/ east side elevation looking south along Prowse Place.



Photo 6: Current site photo – front elevation looking east along Jeffrey's Street.



Figure 1 - Original approval and proposed revised scheme

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	02/09/2016
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	19/08/2016
<b>Officer</b>			<b>Application Number(s)</b>		
Robert Lester			2016/2137/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Former Garages rear of 174 Camden Street and 29 Prowse Place London NW1 9PN			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a part 2 storey part 3 storey building to create 2 residential units (1 x 2 bed and 1 x 3 bed) with 2 roof terraces and 3 garages at ground floor level, along with extension of ground floor flat at 29 Prowse Place into part of ground floor, following the demolition of all existing garages.					
<b>Recommendation (s):</b>		<b>Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>10</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from the 29/07/2016 – 19/08/2016 and a press notice advertised on the 29/07/2016.</p> <p>1 objection was received from a property at 18 Jeffrey's Place which is 40 m to the southwest of the site.</p> <ol style="list-style-type: none"> <li>The additional bulk to this already oversized and intrusive development would be out of scale. <i>See paragraphs 3.2-3.4 &amp; 3.8 of the assessment section of the report</i></li> <li>The revisions would result in the loss of the visual separation between the original permission which mirrored the cottages opposite. <i>See paragraphs 3.5 &amp; 3.9 of the assessment section of the report</i></li> <li>The window design, especially on the Prowse Place elevation, would not relate well to the historic character of the street including the nearby 18<sup>th</sup> Century terraces. <i>See paragraphs 3.2, 3.8-3.10 of the assessment section of the report</i></li> <li>The block extends 2m into the sight line along Prowse Place destroying the visual effect of the existing Victorian cottage and light industrial building. <i>See paragraphs 3.2-3.3, 3.8-3.10 of the assessment section of the report</i></li> <li>The block extends some 1.5 m beyond the sight line of the existing 18th century terrace in Jeffrey's Street damaging the visual appearance of the Conservation Area. <i>See paragraphs 3.2-3.3, 3.8-3.10 of the assessment section of the report</i></li> <li>The development includes roof terraces, a measure which hitherto has been consistently refused and which may set an undesirable precedent. <i>See paragraph 4.4 of the assessment section of the report.</i></li> </ol>					
South Kentish Town CAAC	<p><u>South Kentish Town CAAC has raised an objection</u></p> <ol style="list-style-type: none"> <li>The development has an inappropriate massing, height and design. It would be out of character with the Conservation Area and adjacent Listed Buildings. It is also noted that the revised scheme increases the overall height of the development. <i>See paragraphs 3.2-3.4 &amp; 3.8-3.10 of the assessment section of the report</i></li> <li>The roof terrace is contrary to Camden Policy Guidance. It is out of character with the low-pitched roofs in the conservation area. <i>Officer Response: See paragraphs 3.6, 3.10 &amp; 4.4 of the assessment</i></li> </ol>					

*section of the report.*

3. The previous approval retained the central garage, rather than developing a full row of two storeys. There has been bad faith by the developer in building a four-storey structure across all the garages but only seeking retrospective approval.

*Officer Response: See paragraphs 1.1-1.2, 1.6 and 3.10 of the assessment section of the report.*

## Site Description

The application site is located on the southern side of Jeffrey's Street to the rear of 174 Camden Street and 29 Prowse Place. The site is located within the Jeffrey's Street Conservation Area.

The site previously contained a single storey garage block containing 6 garages. These garages have now been demolished in order to implement an earlier planning permission on the site for the erection of 2 x 3 storey buildings to provide 1 x 2 bed and 1 x 1 bed flats (ref: 2014/4777/P- see history below). The central garage no. 4 was not included in that original application and would have been retained as existing.

The adjacent terraces of houses that line the frontages of Jeffrey's Street (Nos.1-33 and 2-28) were built in the late 1790s and early 1800s and are Grade 2 Listed Buildings. These typically have three storeys plus a basement with the two upper storeys of plain stock brick above a ground floor and a basement of stucco with channelled rustication.

## Relevant History

2014/4777/P - Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages (Granted Subject to Legal Agreement - 30/03/2015).

## Relevant policies

### Camden Core Strategy

- CS1 (Distribution of growth).
- CS3 (Other highly accessible areas).
- CS4 (Areas of more limited change).
- CS5 (Managing the impact of growth and development).
- CS6 (Providing quality homes).
- CS11 (Promoting sustainable and efficient travel).
- CS13 (Tackling climate change through promoting higher environmental standards).
- CS14 (Promoting high quality places and conserving our heritage).
- CS16 (Improving Camden's health and well-being).
- CS18 (Dealing with our waste and encouraging recycling).
- CS19 (Delivering and monitoring the Core Strategy).

### Camden Development Policies

- DP2 (Making full use of Camden's capacity for housing).
- DP5 (Homes of different sizes).
- DP6 (Lifetime homes and wheelchair housing).
- DP16 (The transport implications of development).
- DP17 (Walking, cycling and public transport).
- DP18 (Parking standards and the availability of car parking).
- DP20 (Movement of goods and materials).
- DP22 (Promoting sustainable design and construction).
- DP24 (Securing high quality design).
- DP25 (Conserving Camden's heritage).



DP26 (Managing the impact of development on occupiers and neighbours).  
DP28 (Noise and Vibration).

**Camden Planning Guidance**

CPG 1 (Design) (2015)  
CPG 2 (Housing) (2016)  
CPG 3 (Sustainability) (2015)  
CPG 6 (Amenity) (2011)

**Jeffrey's Street Conservation Area statement (2002)**

**The London Plan (2016)**

**National Planning Framework (2012)**

## Assessment

### 1. Introduction

1.1. Planning permission has been granted subject to legal agreement on 30/03/2015 for the demolition of 5 of the existing garages on the site and the erection of part 2 part 3 storey buildings containing 2 residential flats (1 x 1 bed and 1 x 2 bed), with replacement garages and the extension of the ground flat at 29 Prowse Place into garage 1 at ground floor level, following the demolition of 5 of the existing garages. The central garage no. 4 was not included in that original application and would have been retained as existing resulting in a gap between the proposed buildings.

1.2. Since then, the applicant has managed to acquire the central garage no.4 and the scheme has been redesigned to incorporate this and extend the size of approved units by providing a 3 storey element in the middle instead of the retained garage. This new application is intended to supersede the previous permission and provide all the details that had been required by condition on the previous permission. The scheme is essentially the same as before but involves the following changes:

- The demolition of the central garage no. 4 (which was excluded from the former scheme due to land ownership issues) and the erection of a 3 storey infill building with top floor set back in this location.
- The total number of units remains 2 (as before); however the infill element would provide additional internal floorspace resulting in a change in the housing mix from 1 x 1 bed and 1 x 2 bed to 1 x 2 bed and 1 x 3 bed flats.
- Minor changes to the ground floor layout associated with the incorporation of garage no. 4 into the scheme, including the relocation of the replacement car parking space formerly at the eastern end of the ground floor into this central (garage no. 4) location and the provision of habitable floorspace for the residential flat above at ground floor level at the eastern end of the ground floor.
- Minor changes to the elevation and window design including a change to the position of the first/second floor bay window on the eastern side of the development, a change to the materials on part of the ground floor front elevation to render and weathered steel, a change to the glazed door design and an additional ground floor window on the Prowse Place elevation,
- The inclusion of an additional roof terrace located at second floor level in the new infill element.
- The addition of angled roofs to the access staircase elements to the roof terraces.
- Submission of details of architectural features and facing materials to obviate the need for further conditions, given that the development has now started on site.

1.3. Given the extent of the works proposed, this application could not be considered as an amendment to the original scheme and therefore a fresh application has now been submitted to redevelop the whole site.

1.4. Overall this new application proposes the construction of a two part 2 part 3 storey buildings to create 2 residential units (1 x 2 bed and 1 x 3 bed) with replacement garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following the demolition of existing garages. The development as now proposed is under construction on site and therefore this is a part-retrospective application.

1.5. The former permission is a material consideration; as this new application is for a similar development, many of the issues have been assessed before. The issues to be assessed on this revised application are primarily the design, amenity and housing quality issues related to the amendments.

1.6. The central garage (no. 4) was left out of the former permission due to land ownership issues. These issues have now been resolved and it is not considered to be unreasonable for this part of the site to now be included in the overall scheme.

### 2.0. Land use

2.1. The development is a revised version of an earlier permission for housing development at this site, where the principle of the development was accepted. The revised scheme would still redevelop the site for housing development and is supported in accordance with Core Strategy Policy CS6, Development Policy DP2, London Plan Policies 3.3 & 3.4 and the National Planning Policy Framework.

### 3. Design Issues

3.1. The main design changes are listed in full in paragraph 1.2 above. The revised application is considered to

be comparable to the former permission.

3.2. The layout, scale and design of the development is similar to the original permission. The main changes are the inclusion of the central garage no. 4 into the scheme and the provision of a 3 storey infill-building in this location with a second floor level set-back and terrace, the repositioning of the first-second floor bay window on the eastern side to a more central location, minor changes to the windows and elevation materials and the addition of pitched roofs to the stair-overruns at roof level. The layout, scale and design of the development would otherwise remain the same as previously approved including the layout and siting (including the building lines along Prowse Place and Jeffrey Street), the height and scale, and overall design concept.

3.3. The revised development still relates well to the street scene and neighbouring properties in design and amenity terms. The height and scale of this 3 storey development is the same as before and the parapet height still matches the adjacent terrace on Jeffrey's Street. The new 3 storey infill element would extend to a height of 6.4 m to second floor level and 8.8 m to set-back third floor level. The originally approved 3 storey element extends to 9.6 m in height. The infill element also includes a subordinate set back glazed second floor level. It would also be built up against the higher gable of the dwelling 29 Prowse Place. Overall, the infill element would appear as a subordinate addition to the scheme with a consistent design approach to the original permission. It would be clad in weathered Corten steel up to first floor level to match the 2 storey element on the western side of the development which would contrast with the second floor glazed set back element.

3.4. The original scheme included a flat roofed staircase access hatch element approx. 1.3m above the roof terrace of the building. This revised application includes an alteration to its design involving a change to a mono-pitched roof and an increase in height to approx. 2m so that it allows full headroom. The minor increase in the height of the overrun element would not have a significant visual impact on the streetscene along Jeffrey's Street. The angled stair overrun would in fact reflect the chimneys of the houses along Jeffrey's Street which also project higher than roof level

3.5. It is accepted that the development would not mirror the cottages opposite the site as well as in the approved scheme (no's 5 & 9 Jeffrey's Street opposite the site are two storey buildings linked by a single storey element). However the new infill element would be subordinate and would integrate well into the design of the development. It is not considered to be essential that this development mirrors exactly the form of the cottages opposite the site. Overall, the new infill element is not considered to harm the character of the streetscene or Conservation Area.

3.6. The other revisions to the elevations including the repositioning of the first/second floor bay window to the east, the new window on the eastern elevation at ground floor level, the relocation of the eastern end garage to the centre at ground floor level and associated changes to the elevations and the second floor terrace at the front in the infill element are all considered to be relatively minor changes. It is acknowledged that the window design would not match the 18th century terraces on Jeffrey Street. However the contemporary window design would match the original permission and is suitable for the development and would not harm the character of the streetscene or Conservation Area.

3.7. The submitted details of materials and finishes are considered to integrate well into the development scheme and are high quality, durable and visually attractive in accordance with policy DP24 and CPG1.

3.8. The original scheme was granted planning permission on this site on the basis that it constituted a development which had a layout and scale that related well to the street scene and neighbouring properties in design and amenity terms. In particular, the development was considered to enhance the appearance of a former garage site that detracted from the conservation area; to have a height and scale which was commensurate with the street scene, with a parapet height to match the parapet height of the neighbouring terrace along Jeffrey's Street; to complete the built form along the streetscene on Jeffrey's Street; to frame the passageway along Prowse Place in a similar way to the mews between no's 20 & 22 Jeffrey's Street further up the road and have symmetry with the pair of the pair of villas opposite the site. Overall, it was considered that this was a bold contemporary design which enhanced the character of the conservation area.

3.9. It is considered that the revised application would still achieve all of these design objectives (apart from symmetry with the cottages opposite, as discussed in para. 3.4). In addition the changes provide the development itself with a better symmetry and balance and it now appears as a more coherent realisation of the original concept. The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.10. Overall, the revised scheme would be high quality contemporary development that would enhance the character of the streetscene and conservation area, all in accordance with policies CS 14, DP25, DP26 and CPG1.

#### 4. Amenity

4.1. The amenity impact of the revised development on the daylight/sunlight received by neighbouring properties, levels of outlook and privacy needs to be considered in accordance with policy DP26.

4.2. As set out above, the revised development extends to the same general height and scale as the former permission which was not considered to have a material amenity impact on neighbouring properties (there would be a minor increase in height of the staircase hatches but these would be set back on the roof). The changes that require further consideration are the impact of the new part 2 part 3 storey infill element; stair overruns the new second floor terrace at the front; and other changes to windows.

4.3. The new infill element would not result in an amenity impact on neighbouring properties. This element would be built-up against the higher gable end of the directly adjacent property at no. 29 Prowse Place. It would therefore not result in a loss of daylight or sunlight to neighbouring properties on Prowse Place. It would also not result in a material loss of daylight and sunlight to properties opposite on the north side of Jeffrey's Street (numbers 1-5). The infill element would be subordinate to the other 3 storey elements of the scheme; the adjacent terrace on Jeffrey's Street and would be lower than the gable end of 29 Prowse Place which presently sits behind this gap.

4.4. The second floor level terrace would include planting and a balustrade to act as screening and would not result in material overlooking of neighbouring gardens. The third floor level roof terraces are the same as previously approved on the original application and also would not result in any amenity impact. The raised staircase hatches will not result in any additional loss of light or outlook, being at the rear against a blank flank wall.

4.5. In all, it is considered that the amenity of neighbouring properties will be protected as a result of the proposed development and the underlying principles of DP26 are upheld. A condition removing permitted development rights will also be added to be permission.

#### 5. Mix/standard of accommodation

5.1. The scheme proposes 1 x 2 bed and 1 x 3 bed flats, which in terms of DP5, is a good mix particularly given the constraints of the site. It is also proposed as before to extend the existing studio flat at 29 Prowse Place into garage 1 which will result in a much improved unit of accommodation in terms of space and size.

5.2. Flat 1 (west) would be a 2 bed 4 person flat with a floorspace of 85.1 sq. m. Flat 2 (east) would be a 3 bed 5 person flat with a floorspace of 100 sq. m. CPG 2 requires 2 bed 4 person units to have a minimum floorspace of 75 sq. m and the National Space Standards require a minimum of 79 sq. m for this size of unit. CPG 2 requires 3 bed 5 person units to have a minimum floorspace of 84 sq. m and the National Space Standards require a minimum of 99 sq. m for this size of unit. The new flats would therefore meet/exceed the CPG/National Space standards on room sizes. The flats would both have roof terraces at third floor level measuring 14 sq. m and flat 2 would have a second terrace with an area of 5 sq. m at second floor level.

5.3. DP6 advises that all new flats should be designed to meet lifetime home standards. Due to the physical limitations of the site, it is acknowledged that it has not been possible to achieve all of the 16 lifetime homes criteria. However it is considered that best endeavours have been undertaken to reach as many as possible and this is considered to be acceptable particularly as the scheme will result in more housing in the borough.

5.4. Due to the fact that each flat is generous in size and laid out over 2 floors with roof terraces at third floor level, this will ensure that adequate levels of daylight and sunlight are received by the new occupants.

5.5. The bedrooms are large and meet the recommended space standard. The kitchen-living areas are also of good size with good levels of natural light. The studio unit at Prowse Place will also have a new bedroom and bathroom space and is an improvement to the existing situation.

#### 6. Transport Issues

6.1. As with the former permission, the revised development would be car-free (secured by legal agreement); two cycle parking spaces per flat would be provided in a secure, covered and accessible location; a financial

contribution would be secured for resurfacing the footway adjacent to the site (secured by legal agreement); and a construction management plan would be provided (secured by legal agreement).

## 7. Other issues

7.1. It is noted that the creation of 2 new residential units will result in the scheme being liable for the Mayor of London's CIL which is chargeable at £50 per sqm. Other matters such as sustainability and borough contributions are not required due to the size of the site. Notwithstanding this, the applicant has submitted a sustainability statement that confirms that the units will be built according to Code for Sustainable homes criteria and will meet Code 4 which is in line with LDF guidance and CPG3.

## 8. Conclusion

8.1. This is a revised version of a former permission for the redevelopment of this former garage site. Although the revised application proposes changes which require a fresh planning application, rather than an amendment application, it is considered to be comparable to the former permission. The principle of the redevelopment of the site for housing is considered to be acceptable. The main design changes compared to the former permission are a 3 storey infill section with second floor set back and terrace and some other minor changes to the elevations and stair overruns. The new infill element would be subordinate to the development and would have a consistent design which would integrate well with the remainder of the scheme. The other alterations are all considered to be relatively minor and would not fundamentally alter the character or appearance of the scheme. In addition, the revised development would not impact on the amenity of neighbours. The proposed housing would provide a good standard of accommodation with adequate internal layout, living space and amenity space. The development is also considered to be acceptable on transport grounds. The development would re-provide some garages at ground floor level and the scheme would not result in the displacement of car parking onto the street.

8.2 The development would be car-free (secured by legal agreement) and cycle parking would be provided. The development on site is being implemented in accordance with a previously agreed construction management plan (CMP) to mitigate any highway and amenity impacts and the CMP will be secured again for this revised scheme. Overall, as with the former scheme, the proposal is considered to enhance a previous dilapidated site which was specifically mentioned in the Conservation Area statement as detracting from the area and will also result in more housing for the Borough which is in line with the LDF and the Council's growth agenda.

8.3 Planning permission is recommended for approval subject to a new S106 covering the same clauses as before, but requiring implementation in accordance with the agreed CMP rather than requiring submission of a new CMP for approval.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> September 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Emrys Architects  
CAP House  
9-12 Long Lane  
London  
EC1A 9HA

Application Ref: **2016/2137/P**

01 September 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 Garages rear of 174 Camden Street and  
29 Prowse Place  
London  
NW1 9PN**

Proposal:

**DECISION**  
Erection of a part 2 storey part 3 storey building to create 2 residential units (1 x 2 bed and 1 x 3 bed) with 2 roof terraces and 3 garages at ground floor level, along with extension of ground floor flat at 29 Prowse Place into part of ground floor, following the demolition of all existing garages.

Drawing Nos: Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01)

Roof Plan (1207-0100-AP-003 PL01), Section 1 + Elevation 1 (Front) 1207-0100-AP-004 PL01 Elevation 2 (East) + Elevation 3 (West) 1207-0100-AP-005 PL01, Elevation 4 (Rear Elevation) 1207-0100-AP-006 PL01, Ground Floor - Demolition Plan (1207-0170-AP-001 PL01), Roof Plan - Demolition Plan (1207-0170-AP-002 PL01), Proposed Ground Floor Plan (1207-0200-AP-001 PL01), Proposed First Floor Plan (1207-0200-AP-002 PL01), Proposed Second Floor Plan (1207-0200-AP-003 PL02), Proposed Third Floor Roof Terrace Plan (1207-0200-AP-004 PL02), Proposed Roof Plan (1207-0200-AP-005 PL02), Proposed Sections A + B (1207-0300-AP-001 PL02), Section Garage 4 - Option 1 (1207-0300-AP-002 PL03), Proposed Jeffrey's Street Elevation 1 - Front (1207-0400-AP-001 PL03), Prowse Place Elevation 2 - East Side (1207-0400-AP-002 PL02), Proposed Elevation 3 West Side (207-0400-AP-003 PL02), Proposed Elevation 4 Rear (1207-0400-AP-004 PL02), Innovare-Windows-and Doors-Product-Specifications-IQ-Glass-UK, IQ 1193-01 Rev. D (Window Design), IQ 1193-02 Rev. C (Window Design), IQ 1193-03 Rev.

C (Window Design), Brick - York Hand Made - 282x102x50 - Colour London Bridge with Old English Colour Mortar, Parex Through Colour Render 16-20mm Monorex GM - colour Natural White, Corten Steel, J+R Metalwork.

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 planning permission reference: 2014/4777/P dated 30/03/2015

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- Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01) Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01) Roof Plan (1207-0100-AP-003 PL01), Section 1 + Elevation 1 (Front) 1207-0100-AP-004 PL01 Elevation 2 (East) + Elevation 3 (West) 1207-0100-AP-005 PL01, Elevation 4 (Rear Elevation) 1207-0100-AP-006 PL01, Ground Floor - Demolition Plan (1207-0170-AP-001 PL01), Roof Plan - Demolition Plan (1207-0170-AP-002 PL01), Proposed Ground Floor Plan (1207-0200-AP-001 PL01), Proposed First Floor Plan (1207-0200-AP-002 PL01), Proposed Second Floor Plan (1207-0200-AP-003 PL02), Proposed Third Floor Roof Terrace Plan (1207-0200-AP-004 PL02), Proposed Roof Plan (1207-0200-AP-005 PL02), Proposed Sections A + B (1207-0300-AP-001 PL02), Section Garage 4 - Option 1 (1207-0300-AP-002 PL03), Proposed Jeffrey's Street Elevation 1 - Front (1207-0400-AP-001 PL03), Prowse Place Elevation 2 - East Side (1207-0400-AP-002 PL02), Proposed Elevation 3 West Side (207-0400-AP-003 PL02), Proposed Elevation 4 Rear (1207-0400-AP-004 PL02), Innovare-Windows-and Doors-Product-Specifications-IQ-Glass-UK, IQ 1193-01 Rev. D (Window Design), IQ 1193-02 Rev. C (Window Design), IQ 1193-03 Rev. C (Window Design), Brick - York Hand Made - 282x102x50 - Colour London Bridge with Old English Colour Mortar, Parex Through Colour Render 16-20mm Monorex GM - colour Natural White, Corten Steel, J+R Metalwork.

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

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 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.

- 4 The cycle storage facility hereby approved 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 refuse storage facility hereby approved shall be provided in its entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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

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

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 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 be 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](mailto:CIL@Camden.gov.uk)

- 4 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.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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.

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

Director of Supporting Communities

**DRAFT**

**DECISION**