

Mr Marian Biernat
Living Architects
14 Linen House
253 Kilburn Lane
London
W10 4BQ

Application Ref: **2016/0644/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 June 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:
145 A Sylvan Court
Abbey Road
London
NW6 4SP

Proposal:

Erection of an additional storey at roof level associated with the new 1 x 2Bed self-contained flat with roof terrace to the side elevation, the installation of Photovoltaic panels and lift overrun and other improvements including new insulated cladding and fenestration alterations at all elevations.

Drawing Nos: 962-X01, 962-X02, 962-X03, 962-X04, 962-OD1, 962-OD2, 962-OD3, 962-OD6 P2, 962-OD7 P2, 962-OD8, 962-OD9, 962-OD10, 962-OD11, Design and Access Statements Part 1 and 2 from Living Architects dated 29th January 2016 and Daylight/Sunlight report.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] 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 962-X01, 962-X02, 962-X03, 962-X04, 962-OD1, 962-OD2, 962-OD3, 962-OD6 P3, 962-OD7 P3, 962-OD8, 962-OD9, 962-OD10, 962-OD11, Design and Access Statements Part 1 and 2 from Living Architects dated 29th January 2016 and Daylight/Sunlight report.

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s 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)

- 5 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, external doors and gates;

b) 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed roof extension would be subordinate to the existing building and would be no higher than the neighbouring building No.145 Abbey Road. The extension would be in line with the pattern of development in the area, would not appear out of place and would be appropriately set back from the roof edge. The design of the windows and materials would match the existing building and would be of a very high quality which compliments the host building and wider conservation area.

The flat would provide additional residential accommodation that is a priority in the borough and would be of an appropriate layout and size that would meet the National Space Standards for 2 bed, 4 person unit. The flat would measure approximately 98.2sqm exceeding the National space standard of 70sqm which is considered to be high priority for the Council and would be compliant with policy DP5 of the LDF.

The proposed replacement windows at all levels and alteration to the external fabric of the building is considered acceptable. The white rendered finish proposed at ground floor relates to the stucco finishes found elsewhere in the conservation area and the brickslip cladding on the 1st to 3rd floors would not detract from the host building. The canopy and entrance door at ground floor level would be replaced and the design would be an improvement with the existing canopy and door and is considered acceptable in design and appearance. The proposed unit would be designed to a high standard and all new aluminium doors and windows would be compliant with Part M of the National Building Regulations. The unit would provide good natural light, outlook and ventilation for current and future owner/ occupiers.

The proposed roof extension would be sustainable. The thickness of the façade would be increased to provide better energy efficiency, the photovoltaic cells would be well-proportioned at roof level and would generate renewable energy in accordance DP22 of the LDF policy.

As the site has a high public transport accessibility level the increase in the number of units could potentially increase on-street parking demand, therefore the development would be expected to be a Car free development secured by legal agreement s106.

Due to its location, the proposal would not have a detrimental impact with the amenity of any adjoining residential occupiers in terms of light, outlook or privacy. A daylight/sunlight assessment was submitted with the application, the report demonstrates the potential impact with No. 48 Prior Road in terms of daylight/sunlight and overshadowing there would be some impact with outlook.

Director of Supporting Communities

However, this would be less than substantial to warrant a refusal in this instance.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. 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.

The proposed development is in general accordance with Policies CS5, CS6, CS11, CS13, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP6, DP18, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying

the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

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

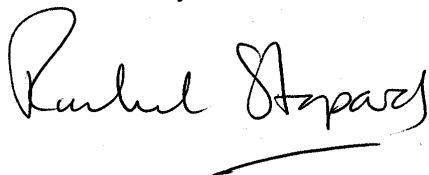
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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
Director of Supporting Communities