

Leo de Winter
Boheme Development S.L.
Luis Morondo
8 bajo
31006
Pamplona
Spain

Application Ref: **2016/3071/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

23 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
81 York Way
London
N7 9QF

Proposal:
Sub-division three-storey dwelling to create 3no. units (1 x 2-bed and 2 x 1-bed units); extension to ground floor rear extension; rear terrace at first floor level; alterations to front and rear of the property.

Drawing Nos: Site Location Plan; 1109 P 001; 1109 S 001; 1109 S 002; 1109 S 010; 1109 S 020; 1109 P 100 RevB; 1109 P 101 RevB; 1109 P 102 RevA; 1109 P 110 RevB; 1109 P 120 Rev 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 and DP25 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 Site Location Plan; 1109 P 001; 1109 S 001; 1109 S 002; 1109 S 010; 1109 S 020; 1109 P 100 RevB; 1109 P 101 RevB; 1109 P 102 RevA; 1109 P 110 RevB; 1109 P 120 Rev A.

Reason:

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

- 4 The approved cyce store facility 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed sub-division of the existing property from a three-bed single dwelling house to 1x2-bed and 2x1-bed units is considered acceptable as it increases the number of residential units on site in accordance with policy DP2. One of the three proposed units is marginally below the national floorspace requirements. However, given the larger size of the remaining 1-bed and 2-bed units this is considered acceptable. The smaller unit also benefits from a larger terrace. It is considered that the proposed extension retains a reasonably sized garden in accordance with the guidance as set out within CPG1 (Design). It is considered that the design of the extended rear extension preserves the setting of both the host building and the wider conservation area. It is considered that the proposed alterations to the front of the building are also considered to preserve the setting of the conservation area. The proposal seeks to install a cycle store in the front garden to provide space for 3 cycles which is compliant with the standards as set out within the London Plan. The location of the cycle store in the front garden is considered acceptable in design terms and will provide secure cycle storage that is step-free and thus compliant with CPG7.

Whilst there is an additional terrace proposed at first floor level it is not considered that it will significantly impact the amenities of any adjoining or nearby residential occupiers by virtue of the existing opportunity for overlooking elsewhere from the property.

A Section 106 legal agreement has been agreed to be entered into by the applicant to ensure that two of the three units will be car free and a highways contribution will be provided in the event that any damage is caused to public highway.

A single objection has been received and duly been taken into consideration prior to coming to this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP17, DP18, DP19, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework.

- 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 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 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.

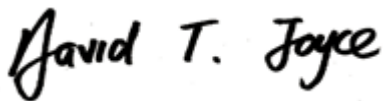
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities