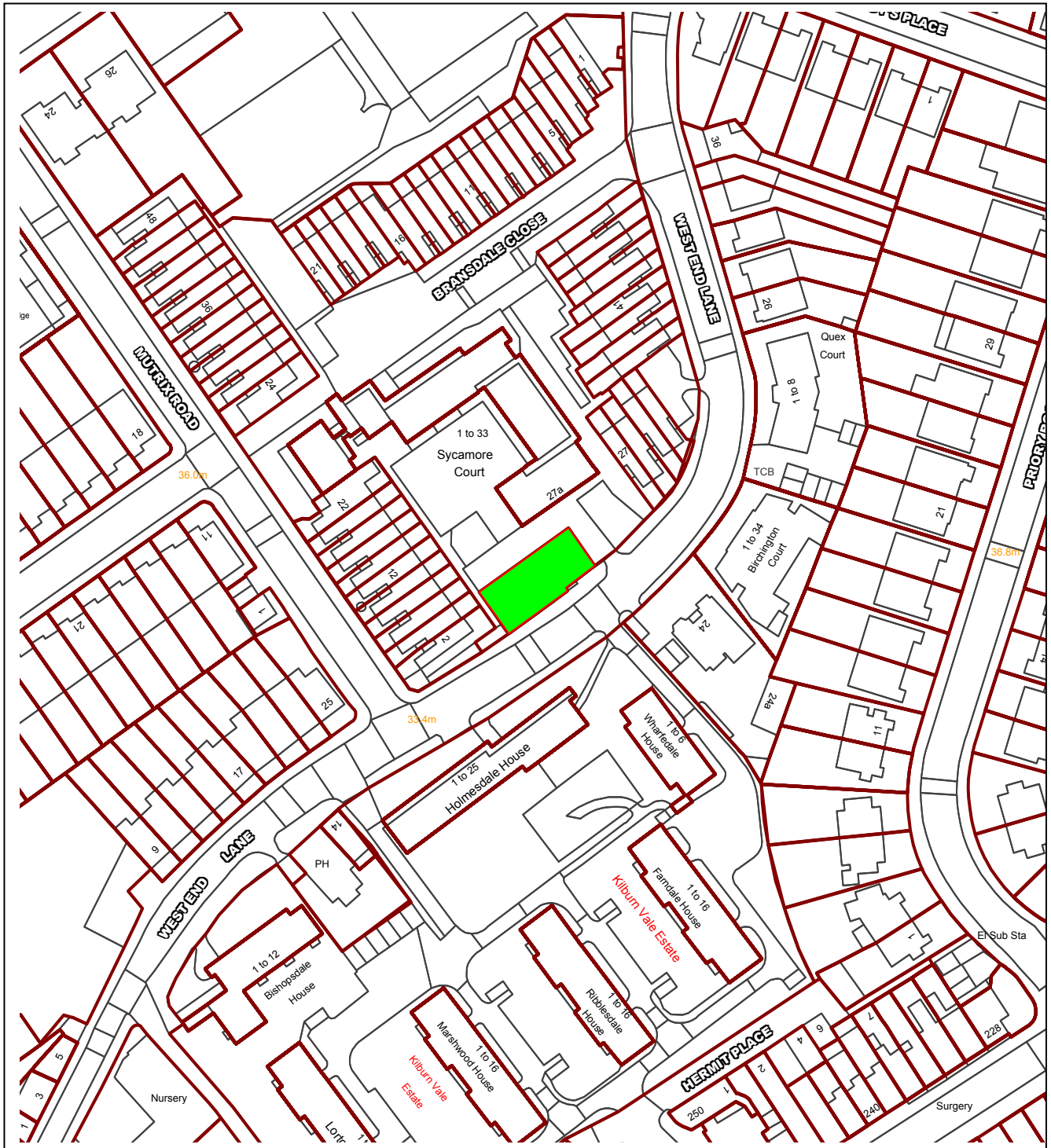


# Garages 27a West End Lane



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Looking west along West End Lane



Looking East along West End Lane



Application site



AA // East Elevation (facing Sycamore Court Car Park)



**CC // West Elevation** (facing No. 2-12 Mutrix Road)



**BB // South Elevation** (facing West End Lane)



DD // North Elevation (facing Sycamore Court Landscaping)

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	09/11/2016
		N/A / attached	<b>Consultation Expiry Date:</b>	13/10/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Fergus Freeney			2016/5031/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Garages to the south of 27a West End Lane London NW6 4QJ			See 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>				
Demolition of the existing eight garages and the erection of a two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission Subject to a S106 Legal Agreement		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>39</b>	No. of responses	<b>3</b>	No. of objections	<b>03</b>
			No. electronic	<b>03</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed: 22/09/2016 – 13/10/2016 Letters: 15/09/2016 – 6/10/2016</p> <p>Objections have been received from residents of 2 and 4 Mutrix Road and 27 Sycamore Court, summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Bulk and massing would impact upon amenity of residents on Mutrix Road, causing an unacceptable loss of light to habitable rooms and gardens at properties on Mutrix Road. Also, the windows would create a sense of overlooking and invasion of privacy, particularly when opened.</li> <li>2. The design is out of keeping with the character and appearance of the streetscene.</li> <li>3. There would be an impact on parking; although car-free residents would still be able to park in the CPZ outside of designated hours.</li> <li>4. There would be air pollution issues to residents of Sycamore Court (Sheltered Housing where many residents have breathing difficulties), during construction. It is unclear how rubble will be dealt with during construction – will it be processed on site or taken away for processing off-site.</li> <li>5. Subsidence has not been taken into account</li> <li>6. Contamination of water in the area</li> <li>7. Flooding, in the 1970s there was a flood in the immediate area caused by a blockage in the culverted Kilburn River</li> <li>8. No information on deliveries has been provided, if they are to take place before 8am then this would be a concern to residents of Sycamore Court</li> <li>9. Given the proximity to Sycamore Court BBQs in the rear garden should be restricted given the impact they could have on residents with breathing difficulties and the close proximity to dwellings on Mutrix Road could result in a fire hazard.</li> <li>10. It is unclear whether the north facing stairwell window is clear/opaque glazed.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1. Please see section 5 Amenity</li> <li>2. Please see section 4 Design</li> <li>3. Please see section 6 Transport – the hours of operation of the CPZ is outside of the remit of planning, should parking congestion be an issue outside of the hours of operation then the relevant departments within the Council will need to reassess those hours. Nonetheless it is not considered to be a realistic prospect that potential homeowners would own cars and only park them in the CPZ outside of the hours of</li> </ol>					

	<p>operation only; it would be a unlikely that this could be maintained for any period of time before becoming unsustainable, thus requiring them to park during the hours of operation – which they would not be able to do as they will not be issued with parking permits.</p> <ol style="list-style-type: none"> <li>4. Construction will be controlled by a Construction Management Plan which will be secured via a Section 106 legal agreement. This will cover the handling of rubble and dust, construction vehicle traffic and the impact on residents, it will also provide a point of contact for the site foreman should any issues be raised during construction Furthermore, the applicants have confirmed that all rubble/concrete/construction waste shall be taken off site for processing, thus significantly impacting upon dust and noise issues.</li> <li>5. This is not a planning matter in applications of this nature, there are no basement works proposed and the foundations are expected to be standard for this type of construction. Stability and construction matters will be assessed via building regulations during the construction process and the development will need to comply with all relevant building codes.</li> <li>6. Thames Water have been consulted and have suggested a series of conditions requesting a drainage strategy and piling method statement; the council will ensure these details are sought.</li> <li>7. The Council’s Sustainability officer has been consulted with regards to flooding and has suggested a series of conditions to require sustainable urban drainage is installed and maintained on site together with rainwater harvesting.</li> <li>8. Construction deliveries will be covered by the CMP as referred to above. Residential deliveries or parcels/groceries etc are outside of the control of planning in an application of this nature and size. It is not considered that 3 dwellings will give rise to an excessive number of deliveries which would severely impact upon the highway or pedestrian network – parcel/post and grocery deliveries should be capable of being incorporated into existing routes and delivery regimes. The timing of deliveries will be a matter for the delivery companies and residents of the new dwellings, as is standard with any dwelling.</li> <li>9. An informative will be added to remind the developer that neighbourly clauses should be contained within any contracts for future residents.</li> <li>10. A condition will be added to ensure this window is opaque glazed and non-opening.</li> </ol>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>There is no CAAC or statutory local groups.</p>



## Site Description

The site has previously been used as a car park and accommodates 8 garages. It is located on the north west side of West End Lane. The site is in an area identified as at risk of surface water flow and flooding, and slope stability. The area comprises a mix of low rise post war blocks of flats ranging from and houses, together with Victorian terraces. The site is adjacent to 3 storey post war terraced buildings on Mutrix Road and to the north bounded by Sycamore Court, a sheltered housing block – also post war and 3 stories in height. To the south, across the road the buildings range in height and type from 2 storey Victorian dwelling to 4 storey interwar residential block.

The site is not in a Conservation Area and there are no listed buildings in the immediate vicinity.

## Relevant History

2015/5551/P - Demolition of the existing eight garages and the erection of a two to four storey building providing 6 residential (Class C3) (2x1-bed, 2x2-bed and 2x3-bed) units. *Withdrawn 23/12/2015*

2016/1380/P - Demolition of the existing eight garages and the erection of a two to four storey building to provide six residential units (Class C3) and associated landscaping. *Withdrawn 04/05/2016*

## Relevant policies

### NPPF 2012

### London Plan 2016

#### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

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)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

CS17 (Making Camden a safer place)

CS18 (Dealing with our waste and encouraging recycling)

CS19 (Delivering and monitoring the Core Strategy)

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 limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP20 (Movement of goods materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

DP29 (Improving access)

## Camden Planning Guidance

CPG1: Design

CPG2: Housing

CPG3: Sustainability

CPG6: Amenity

CPG7: Transport

CPG8: Planning Obligations

## Assessment

### 1. Proposal:

- 1.1. Permission is sought for the demolition of the existing 8x garages and the erection of a small terrace of 3x3bed townhouses and associated bicycle and bin stores with landscaping.
- 1.2. The townhouses would be of a contemporary design, constructed from buff brickwork with zinc clad set-back mansard type upper floors. They would be set back to back with the terraced dwellings on Mutrix road and contain gardens/yard to the rear.
- 1.3. The end of terrace house is wider than the other two and has been designed to provide an active frontage to West End Lane as well as to the primary frontage on the Sycamore Court side. A glazed slot in the rear elevation separates the West End Lane façade from the terrace

### 2. Revisions of previous schemes

- 2.1. Two previous applications sought to cover the entire plot of land with a 2-4 storey apartment block comprising 6 units. The scale, bulk, massing and impact on residential amenity of these previous iterations were considered to be unacceptable and thus they were withdrawn by the applicant. This revised scheme seeks a reduced scheme in both scale and unit number.
- 2.2. The main considerations for an application of this nature are as follows:
  - Principle of land use
  - Design
  - Amenity
  - Residential Standards
  - Transport
  - Sustainability
  - Other matters

### 3. Principle of land use

- 3.1. Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such the provision of new residential accommodation is compliant with policies CS6 and DP2 if it meets the Council's residential development standards and does not harm local amenity.
- 3.2. The existing 8x garages are not in use and as such their demolition would not impact upon parking in the local area. There are no policies aimed at protecting garages and as such their demolition and replacement with housing is considered acceptable in principle.

### 4. Design

- 4.1. The site is a Council disposal site that formed part of an area of hard standing and garages serving a three storey residential building (Sycamore Court) that provides housing for older people. It does not lie within any Conservation Area, nor are there any Listed or locally Listed buildings in the vicinity of the site. The area is residential in use and the prevailing height of surrounding buildings is three storeys.
- 4.2. Sycamore Court has a wide frontage and is set back from West End Lane behind the car park and garages. The proposal site occupies the area of car park between Sycamore Court and its private courtyard garden so does not lie directly between the street and existing building. Eight disused garages currently occupy the edge of the site that directly adjoins the footway on West End Lane forming the south-eastern site boundary. On the other two sides the site is bounded by the remainder of the forecourt to Sycamore Court to the north-east and by the rear gardens of houses on Mutrix Road to the south-west. There is a narrow disused alleyway separating the site from the rear of the Mutrix Road properties, which lie 5.85 m from the site boundary at the closest point and approximately 6.5m in general. The site slopes upwards towards Sycamore Court and has retaining walls on the south-western and south-eastern boundaries. It currently presents no active frontage to West End Lane as the boundary is formed of the high rear brick garage walls with a lower brick enclosed planter at its base.
- 4.3. The key considerations in developing a proposal of appropriate scale and layout for this site relates to the protection of residential amenity of neighbouring properties, and its relationship with Sycamore Court and to the West End Lane frontage.
- 4.4. The proposal is a terrace of three, three storey, three bedroom houses which lie perpendicular to Sycamore Court, so helping to define a courtyard space between the two buildings. The proposed terrace stands lower than the eaves line of Sycamore Court because the site slopes away to the south and west. The houses are orientated back-to-back with the Mutrix Road properties and present a gable end to West End Lane that is broadly aligned with the gable end of the Mutrix Road terrace. This set back from the site boundary is an important consideration of the site layout as it creates a more rational building line, enables better sightlines on West End Lane for pedestrians and a more generous garden to the end of terrace house.
- 4.5. The houses are stepped back at the upper floor level to the rear to mitigate sunlight and daylight impacts to the Mutrix Road houses and this floor is slightly recessed behind a raised brick parapet. They are flat roofed buildings with green roofs to all main parts of the roof area. The main facing material is a light buff coloured Petersen brick to the ground and first floors and the walls enclosing the garden areas but the upper floor is clad in a roofing material, light grey vertical standing seam zinc, in contrast to the brick of the lower floors. This is an architectural device intended to reduce the perceived scale of the building as a whole by making it read as a two storey building with accommodation in the roof rather than a full three storeys. This approach is to some extent successful although it is the detailing of the brick elements of the building that contribute more to a sense of robustness and quality. These are simply detailed with deep reveals and pre-cast masonry copings, a string course and lintels. Large full height openings feature timber panels and panels of timber louvres in front of glazing to provide privacy where required.
- 4.6. The end of terrace house is wider than the other two and has been designed to provide an active frontage to West End Lane as well as to the primary frontage on the Sycamore Court side. A glazed slot in the rear elevation separates the West End Lane façade from the terrace, expressing the two distinct frontages to the building and creating views and outlook onto the street. This house has gardens to both the side and rear, enclosed by a low brick wall with

privacy landscaping and opaque glazed panels above. The other two houses have smaller rear courtyard gardens. Viewed from the street, above the boundary wall, the gable end elevation is expressed as a symmetrical composition formed of two large paired windows with opaque glazed Juliet balconies at first floor level.

- 4.7. A footpath provides access from West End Lane to the front of the houses and lying across this path on a small off-shoot of the site, external bin store and bike stores are provided. These are low level timber enclosures with sedum roofs that are set behind planting to soften their appearance from the street. Overall, this is a considered and well-mannered proposal of appropriate scale and layout that would make a considerable improvement to the appearance of this site and to the setting of Sycamore Court.
- 4.8. In order to ensure a high quality development conditions will require details and samples of all external windows and doors, facing materials; and that no lights, meter boxes, flue pipes and other such external fixtures/fittings are fixed or installed on the building without prior approval from the Council.

## 5. Amenity

### *Overlooking and privacy*

- 5.1. The proposed dwellings would back onto the rear of 2-8 Mutrix Road. Camden Planning Guidance advises that to ensure privacy there should normally be a minimum distance of 18m between windows of habitable rooms of different units that face each other; however it goes on to state that where this standard cannot be met the Council may require the incorporation of measures such as considering the location and positioning of rooms within the development; the orientation and size of windows; obscure glazing; screening.
- 5.2. The rear façade of the development would be approximately 9m from the rear façade of properties on Mutrix Road and windows would face each other on both facades; however, the proposal would incorporate 'slotted' window screening which only allows outlook in the direction of West End Lane, the residents of Mutrix Road would be presented with louvered windows with no apparent overlooking. This is considered to be an acceptable approach, a condition will be attached requiring details of these 'slotted windows' be submitted and permanently retained thereafter.
- 5.3. A similar approach would be taken at the front windows to prevent views into Sycamore Court; windows at third floor level would be obscure glazed and contain privacy louvres where necessary. This approach is considered to be an acceptable means to mitigate overlooking and privacy issues.

### *Sunlight & Daylight*

- 5.4. A sunlight & daylight assessment has been carried out. All main habitable room windows pass the Vertical Sky Component test with the exception of window 8 (rear first floor window) at 2 Mutrix Road. However, this window is already hampered by overhangs.
- 5.5. The BRE guide acknowledges that where a window has an overhang, as is the case with window 8, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. One way to test whether the building is the main factor in poor daylighting is to test the windows without the obstructions in place. In this instance without the overhangs in place, window 8 would surpass the BRE criteria. The proposed development therefore satisfies the BRE daylight requirements.

5.6. All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March) with the exception of window 41 at Sycamore Court. However, from external observations it appears unlikely that this window serves a main living room and therefore would not be required to be tested under the BRE guidelines. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

5.7. The results of the overshadowing test show that sunlight availability after the development will be no less than 0.98 times the former value. This exceeds the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times.

5.8. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

### *Residential Standards*

5.9. The Nationally Described Space Standards require that 3b 3p 3-storey dwellings be a minimum of 108sqm. The smallest dwelling would be 109sqm and the largest 119sqm. Therefore the proposal complies with this requirement. All rooms would be served by suitably sized windows to ensure good receipt of daylight and sunlight and allow future occupiers a good level of outlook. The development has been designed in a manner to ensure all units would have a good level of privacy.

5.10. The site has a density of 466 habitable rooms per hectare and 100 units per hectare (based on 14 habitable rooms or 3 units provided on a site of 0.03ha). This falls within the parameters set for its 'Urban' location in the London Plan Sustainable Quality Density Matrix and London Plan Policy 3.4, of 200-700 habitable rooms per hectare and 55-225 units per hectare.

5.11. Amenity space is provided to each unit within private gardens for each of the houses, two dwellings have yard measuring approx. 12sqm; while the end property has a wraparound garden measuring approx. 51sqm which is considered acceptable. This complies with CPG which states that all new dwellings should provide access to some form of private outdoor amenity space.

5.12. All three residential units have level access and are wheelchair homes compliant, exceeding the 10% requirement set within London Plan Policy 3.8. The building also meets Lifetime Homes Standards where applicable.

## 6. Transport

### *Cycle Parking*

6.1. Development Policy DP18 (Paragraphs 18.12 and 18.13) requires a development to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards (Refer to Appendix 2 of Camden Development Policies document). We also expect the development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan.

6.2. In order to comply with policy the applicant must therefore provide 2 long-stay cycle parking spaces per unit (6 in total).

6.3. The current proposal shows that cycles will be located in a separate cycle store within the gated garden. Given the sites constraints and shape it is considered acceptable for a cycle store to be provided within the gated garden area, which would be covered and secure.

6.4. The proposed stores are secure, fully enclosed and step free and are thus in keeping with Development Policy DP18. The cycle parking facilities are therefore acceptable and a condition to guarantee the future retention of these should be secured as part of any planning permission granted.

#### *Car Free*

6.5. Policies CS11, DP18, DP19 and CPG7 collectively require new residential developments to be car-free in areas that are easily accessible by public transport.

6.6. The proposal does not seek to introduce onsite car parking space and so the proposals are therefore in keeping with policies CS11, DP18, DP19 and DP21. In order to guarantee that the residential units at the site remain car free any planning permission to be granted must be subject to a Section 106 planning obligation requiring all of the new residential units to be car free.

#### *Highway Works Contribution*

6.7. The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'.

6.8. As it is proposed that work will be undertaken directly adjacent to the public highway it is understood that the proposed works could lead to damage to the footways and carriageway within the vicinity of the site. Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution for highway works should be secured as a Section 106 planning obligation.

#### *Management of Construction Impacts on the Public Highway in the local area*

6.9. The proposal would involve a significant amount of construction works; this is likely to generate a significant number of construction vehicle movements during the overall construction period. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion. There are a number of sites within close proximity to the site which must be considered in order to reduce cumulative impacts.

6.10. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A construction management plan (CMP) should therefore be secured as a Section 106 planning obligation.

6.11. A financial contribution of £1,140 would need to be secured to cover the costs of reviewing the Construction Management Plan. This would also need to be secured by a Section 106 planning obligation if planning permission is granted.

#### 7. Sustainability

### *Water and energy*

- 7.1. London Plan policy 5.3 'Sustainable design and construction' removes requirements for the Code for Sustainable Homes but continues to require development to demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.
- 7.2. The Council will continue to require the submission of a Sustainability Statement with applications for new residential development demonstrating how the development mitigates against the causes of climate change and adapts to the effects of climate change in line with existing policies contained in Camden's Core Strategy CS13 Tackling climate change through promoting higher environmental standards and Development Policies document DP22 Sustainable design and construction. A sustainability statement has been submitted and reviewed by our sustainability officer, it is considered acceptable.
- 7.3. New residential development will be required to demonstrate that the development is capable of achieving a maximum internal water use of 105 litres per person/day, with an additional 5 litres person/day for external water use this will be conditioned.
- 7.4. The Council will continue to apply policies which require compliance with energy performance standards until the Planning and Energy Act 2008 has been amended (likely late 2016). The Code Level 4 equivalent in carbon dioxide emissions reduction below part L Building Regulations 2013 is 20%. New residential dwellings will be required to demonstrate how this has been met by following the energy hierarchy in an energy statement and this has been demonstrated in the submitted documents.
- 7.5. CS13 also requires that all developments (existing and new build) achieve a 20% reduction in on-site carbon dioxide emissions through renewable technologies, unless demonstrated that such provision is not feasible, this has been demonstrated by the applicant.

### *Green /Brown Roofs and Green Walls*

- 7.6. Development Policy DP22 states that schemes must incorporate green or brown roofs and green walls wherever suitable. Due to the number of environmental benefits provided by green and brown roofs and green walls. A living roof is proposed, details of which will be conditioned.

### *Sustainable Urban Drainage (SUDS)*

- 7.7. The existing site is built on hardstanding so offers little in the way of drainage, nonetheless redeveloping the site is an opportunity to improve upon this and reduce flood risk in the area. CPG3 (section 11: Flooding) provides detailed information.
- 7.8. All developments are expected to manage drainage and surface water on-site or as close to the site as possible, using Sustainable Drainage Systems (SUDS) and the hierarchy set out in CPG3. SUDS will be provided, detailed of which will be conditioned.

### *Bird and Bat Boxes*

- 7.9. In line with policy and guidance, opportunities should be sought for the incorporation of biodiversity into developments and for habitat creation or enhancing existing habitats in any development proposal.

7.10. Bird and Bat boxes (which can come in the form of specially designed bricks) are a good way of aiding with this and are encouraged in all redevelopments to contribute to ecology and biodiversity in the borough.

7.11. Bird and Bat boxes are proposed, details of which will be conditioned.

## 8. Other matters

### *CIL*

8.1. As the development would be creating new housing it would be liable to pay both the Mayoral CIL and the Camden CIL.

8.2. The Mayor's CIL is charged at a rate of £50 per sq m (GIA) for the entire development. Camden CIL is charged at a rate of £500 per sq m for this area of the Borough (Zone B).

8.3. The new dwellings would have a total floor area of approx. 338sqm. Therefore the CIL payable is estimated to be £16900 for the Mayoral CIL and £169000 for the Camden CIL.

### *S106 requirements*

- Car Free
- Construction Management Plan
- CMP Monitoring Fee
- Highways Repair Contribution

## 9. Conclusion

9.1. The proposal provides a good quality of residential accommodation which fully complies with all relevant policies and legislation. It has appropriately implemented mitigation measures to avoid significant impact on the amenity of adjoining residents.

9.2. Conditions and a legal agreement will ensure the scheme which is implemented is high quality in terms of design, transport and sustainability.



StreetPlot Ltd.  
United House  
North Road  
London  
N7 9DP

Application Ref: **2016/5031/P**

17 November 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:

**Garages to the south of  
27a West End Lane  
London  
NW6 4QJ**

Proposal:

**DECISION**  
Demolition of the existing eight garages and the erection of a two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.

Drawing Nos: Site Location Plan; 1000-100E A; 110E A; 202D A; 202EA; 202F A; 100 A; 300A; 110 A; 111 A; 112 A; 114 A; 200 A; 201 A; Sunlight and Daylight Study (Neighbouring Properties ) dated 24th August 2016; Green Roof Details (28/07/2014); Sustainability Statement (07/09/2016); SuDS Drainage Assessment (October 2016); Addendum to West End Lane Sustainability Statement

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 this permission.

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:

Site Location Plan; 1000-100E A; 110E A; 202D A; 202EA; 202F A; 100 A; 300A; 110 A; 111 A; 112 A; 114 A; 200 A; 201 A; Sunlight and Daylight Study (Neighbouring Properties ) dated 24th August 2016; Green Roof Details (28/07/2014); Sustainability Statement (07/09/2016); SuDS Drainage Assessment (October 2016); Addendum to West End Lane Sustainability Statement

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

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of new facing materials including windows and door frames, cast masonry lintels, copings and string courses, timber panelling, opaque glazed screening, timber privacy louvres, glazing and brickwork with a full scale sample panel of all elements of no less than 1m by 1m including a junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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.

- 5 The development hereby approved shall be constructed in accordance with the approved energy statement [Sustainability Statement, by Build Energy Ltd, dated 07/09/2016] to achieve a 24% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 20% in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 6 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability Statement, by Mitch Finn of Build Energy, and dated 07/09/2016 and Addendum to West End Lane Sustainability Statement: Measures for Sustainable Design, by Build Energy, submitted on 06/10/2016). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 7 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

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)

- 8 Prior to implementation of the relevant part of the scheme, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to construction a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Prior to commencement of development full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

REASON: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate maximum run off rate of 5 l/s. Proposed measures shall include:

- Permeable paving (142m<sup>2</sup>)
- Green roofs (97 m<sup>2</sup>)
- Planters
- Attenuation tank (3.6m<sup>3</sup>)

Details shall include a lifetime maintenance plan, and shall be thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to occupation, evidence that the SUDS system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of any development other than site clearance & preparation, details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

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) of the London Borough of Camden Local Development Framework Core Strategy.

- 14 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
  - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

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.

- 15 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.

- 16 The covered and secure storage area for 6 cycles as shown in the approved drawings 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.

- 17 The development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community

- 18 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage

utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 19 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The stairwell window at first floor level on the north elevation shall be obscure glazed and non-opening.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

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 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of

Camden Local Development Framework Core Strategy, with particular regard to policies ..... (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 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.
- 7 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.
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's



Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 9 The applicant is reminded of the close proximity of the proposed gardens to existing residential buildings and the need to be mindful of those residents's amenity when deciding on contract clauses for future residents of the developments. Restrictions on BBQs could be considered to preserve the health and wellbeing of residents within the adjoining sheltered housing block.

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

**DRAFT**

Supporting Communities Directorate

**DECISION**