

Mr Jonathan Waugh
CgMs Consulting
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/1866/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

18 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
86-88 Fellows Road
London
NW3 3JG

Proposal:

Change in unit mix of property containing 5 flats from (3 x 2 bed, 1 x 1 bed, 1 x studio) to (3 x 3 bed, 1 x 1 bed, 1 x studio); erection of a part 1, part 2 storey rear extension; demolition of existing side extension; erection of replacement bin stores to front of property

Drawing Nos: 1560-OA-B1-002-P-00 Rev A; 15160-OA-B1-004-D-00; 1560-OA-B1-005-P-00 Rev A; 1560-OA-B1-006-P-01 Rev A; 1560-OA-B1-007-P-00; 1560-OA-B1-008-P-01 Rev B; 15160-OA-B1-010-E-N Rev A; 15160-OA-B1-011-E-E Rev B; 15160-OA-B1-012-E-W Rev A; 15160-OA-B1-013-E-S Rev A; 15160-OA-B1-020-E-N; 15160-OA-B1-021-E-E Rev B; 15160-OA-B1-022-E-W; 15160-OA-B1-023-E-S; 15160-OA-B1-025-P-00 Rev C; 15160-OA-B1-035-P-00 Rev E; 15160-OA-B1-045-P-01 Rev G; 15160-OA-B1-070-E-N Rev F; 15160-OA-B1-071-E-E Rev F; 15160-OA-B1-072-E-W Rev F; 15160-OA-B1-300-D-00 Rev A; 15160-OA-B1-073-E-S Rev B; Design & Access Statement prepared by Oxford Architects Rev A 04/04/2016; Daylight Assessment Report prepared by WSP (dated October 2016)

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: 1560-OA-B1-002-P-00; 15160-OA-B1-004-D-00; 1560-OA-B1-005-P-00 Rev A; 1560-OA-B1-006-P-01 Rev A; 1560-OA-B1-007-P-00; 1560-OA-B1-008-P-01 Rev A; 15160-OA-B1-010-E-N Rev A; 15160-OA-B1-011-E-E Rev B; 15160-OA-B1-012-E-W Rev A; 15160-OA-B1-013-E-S Rev A; 15160-OA-B1-020-E-N; 15160-OA-B1-021-E-E Rev A; 15160-OA-B1-022-E-W; 15160-OA-B1-023-E-S; 15160-OA-B1-025-P-R Rev C; 15160-OA-B1-035-P-00 Rev E; 15160-OA-B1-045-P-01 Rev G; 15160-OA-B1-070-E-N Rev F; 15160-OA-B1-071-E-E Rev F; 15160-OA-B1-072-E-W Rev F; 15160-OA-B1-300-D-00 Rev A; 15160-OA-B1-073-E-S Rev B; Design & Access Statement prepared by Oxford Architects Rev A 04/04/2016; Daylight Assessment Report prepared by Urbanpeak Ltd (dated October 2016)

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The upper ground floor bedroom window on the west elevation of the extension at first floor level shall be obscure glazed and fixed shut to an internal height of 1.7m finished floor level and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 90 Fellows Road 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.

- 6 Before the development commences, details of secure and covered cycle storage area for 8 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include:

- scaled plans showing all existing and proposed vegetation and landscape features
- a schedule detailing species, sizes, and planting densities
- location, type and materials to be used for hard landscaping and boundary treatments
- specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 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.

- 8 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by no later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or

become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy

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 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.

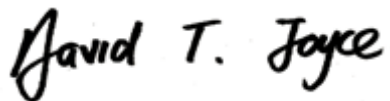
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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