

Mr Tom Horne
DP9
100 Pall Mall
London
SW1Y 5QNApplication Ref: **2013/1614/P**
Please ask for: **Richard McEllistrum**
Telephone: 020 7974 **2056**

18 June 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**59-61 Leighton Road
London
NW5 2QH**

Proposal:

Erection of two buildings, one four storey mixed use with office (B1) at part basement and part ground floor level, and residential with 2x 2 and 3x 3 bedroom units (Class C3) at part basement, part ground, first, second and third floor levels; one three storey residential building with 4x 2 bedroom units (Class C3) at basement, ground, first and second floor levels following demolition of existing public house (A4) and ancillary residential use building.

Drawing Nos: LER2 P A0 01, LER2 P EA1; 01, 02, 03 & 04, LER2 P EA2; 01, 02 & 03, LER2 P AO 02, LER2 P A1; 01, 02, 03, 04, 05 & 06, LER2 P A2; 01, 02, 03, 04, 05, 06, 20 & 21, LER2 P A3; 01, 02 & 03. Trees & Construction BS5837 Arboricultural Report (February 2013), Daylight & Sunlight Report ref 1014/O (March 2013), Code for Sustainable Homes Pre-Assessment (February 2013), Planning Statement (March 2013), Design & Access Statement (March 2013), Energy Strategy (Mar-13), Basement Impact Assessment - Screening & Scoping Report Revision 1 (March 2013), Statement of Community Involvement (March 2013), Transport Statement (March 2013) & Code of Construction Impact Management & Practice Documents



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 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) Typical details of new external railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings

c) Manufacturer's details of all new facing materials (to be submitted to the Local Planning Authority) and samples (including sample panel showing facing brickwork, demonstrating the proposed colour, texture, facebond and pointing) of those materials.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes 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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until full details of hard and soft landscaping and all means of enclosure of all un-built, open areas have been submitted to and

approved by the local planning authority in writing. Works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the 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.

- 5 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used other than within part B1a (offices other than those permitted in Use Class A2) of that Use Class.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policy CS5 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.

- 6 Before the development commences, details of the location, design and method of waste storage and removal for the approved uses on site, including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new (Class B1a or C3) 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.

- 7 Before the development commences, details, including access control and securing structure type of the cycle storage area for 11 cycles (for the approved C3 units) shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new (C3) units, and thereafter 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.

- 8 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the [Energy Strategy, Mar-13, prepared by Medick Waring Ltd] Renewable Energy Strategy and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation 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.

- 10 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 11 Full details in respect of the green roofs in the areas indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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.

- 12 Details of the fixing and level of opacity of the glazing marked on the approved plans as 'obscure glazing' shall be submitted to and approved in writing by the local planning authority prior to the commencement of the B1 use, and thereafter retained in accordance with those details.

Reason: In the interests of the amenity of future residential occupiers, in accordance with policy DP26 of the Development Policies Development Plan Document.

- 13 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no development within Part 3 (Classes J) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To ensure that amenities of the occupiers of existing residential occupiers is safeguarded, in accordance with policies CS5 and CS14 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.

- 14 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order, no development within Part 41 (Class A) 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 and residential 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.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plans:

LER2 P A0 01, LER2 P EA1; 01, 02, 03 & 04, LER2 P EA2; 01, 02 & 03, LER2 P AO 02, LER2 P A1; 01, 02, 03, 04, 05 & 06, LER2 P A2; 01, 02, 03, 04, 05, 06, 20 & 21, LER2 P A3; 01, 02 & 03. Trees & Construction BS5837 Arboricultural Report (February 2013), Daylight & Sunlight Report ref 1014/O (March 2013), Code for Sustainable Homes Pre-Assessment (February 2013), Planning Statement (March 2013), Design & Access Statement (March 2013), Energy Strategy (Mar-13), Basement Impact Assessment - Screening & Scoping Report Revision 1 (March 2013), Statement of Community Involvement (March 2013), Transport Statement (March 2013) & Code of Construction Impact Management & Practice Documents

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

- 4 With regard to condition no.8 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 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 Reasons for granting planning permission.

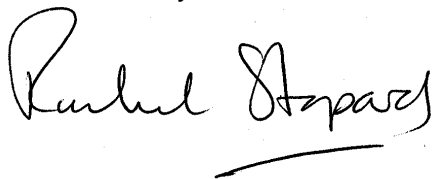
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies: CS1 Distribution of Growth, CS3 Other Highly Accessible Areas, CS5 Managing the impact of growth & development, CS6 Providing Quality Homes, CS8 Successful & Inclusive Camden Economy, CS11 Sustainable Travel, CS13 Environmental Standards, CS14 High Quality Places / Heritage, CS15 Park & Open Spaces / Encouraging Biodiversity, CS17 Making Camden a Safer Place, CS18 Waste & Recycling, CS19 Delivery & Monitoring the Core Strategy and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 Mixed Use Development, DP2 Housing Capacity, DP5 Housing Mix, DP6 Lifetime Homes & Wheelchair Housing, DP13 Employment Premises & Shops, DP16 Transport, DP17 Walking, Cycling & Public Transport, DP18 Car Parking, DP19 Car Parking Impact, DP22 Sustainable Design & Construction, DP23 Water, DP24 High Quality Design, DP25 Conserving Heritage, DP26 Neighbouring Amenity, DP27 Basements & Lightwells. Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- contributing to the delivery of a desirable mix and level of housing, achieving a high standard of design having regard for local context and environmentally sustainable development measures.

7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.