

Miss Petra Hajnal  
Miss Petra Hajnal  
32 Boleyn Walk  
Leatherhead  
Surrey  
KT22 7HU

Application Ref: **2015/5388/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

16 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**10 Greenland Street**  
**London**  
**NW1 0ND**

Proposal:  
Erection of a 2 storey rear extension to provide two residential flats (Class C3) at second floor level and additional commercial floorspace (Class B1/B8) at third floor level  
Drawing Nos: Location Plan, 01, 02, 03, 04, 05, 06, 07, 10 Rev A, 11 Rev A, 12 Rev A, 13 Rev A, Design and Access Statement.

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 policies 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: Location Plan, 01, 02, 03, 04, 05, 06, 07, 08 Rev A, 10 Rev A, 11 Rev A, 12 Rev A, 13 Rev A, Design and Access Statement.

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

- 4 Prior to occupation of the units hereby approved, the cycle parking shown on Drawing no. 08 Rev A shall be provided in full 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 policies DP17 & DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Details of the proposed balustrade and decking needed to demarcate the residents' open walkway to the new flats' entrances shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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)

#### Informative(s):

- 1 Reasons for granting permission.

The proposed second and third rear extension to provide two residential units at second floor level and storage space at third floor level would not cause harm to the Camden Town Conservation Area and would create residential units to a good residential standard.

Policy DP1 states that within designated town centres where more than 200 sq m (gross) additional floorspace is provided, 50% of all additional floorspace will be required to be housing. The proposal complies with this policy requirement by providing residential floorspace at second floor level.

The proposed development would add two additional storeys to the rear of 10 Greenland and is sited in an enclosed service courtyard. The top storey would have an asymmetrical pitched roof which would be one storey below the eaves height of buildings along Greenland Street. The proposed extension would only be visible from views within the courtyard or from the rears of neighbouring buildings, and thus would have no impact on the surrounding streets. The proposed brick finish would match the finish of the existing rear extension. It is considered that the proposed rear extension would not be harmful in bulk or design terms to the character and appearance of the host building or conservation area.

The two 2 bed apartments would meet the floorspace requirements of the National Technical Housing Standards and would also allow for sufficient daylight/sunlight and outlook for future residential users of the units. Details of the proposed balustrade and decking needed to demarcate the residents' walkway will need to be submitted for approval.

There has been another recently approved application on site (2015/5690/P) which created 6 additional residential units and approximately 600m<sup>2</sup> of residential floorspace. The proposed development will create 195m<sup>2</sup> more residential floorspace and 2 more additional units. The current proposal combined with the previous proposal on site would still be below the threshold for providing an affordable housing contribution.

The proposed windows on the western side are sufficiently separated from neighbouring properties as not be detrimental to the amenity of neighbouring properties. The proposed windows on the eastern side would face onto 101 Bayham Street which has prior approval for conversion to residential units (ref 2014/2620/P) but not yet implemented. Although it is accepted that any new habitable room windows created by this conversion would be overlooked by the proposed new flats here, this situation already exists to some extent due to proximity to other commercial and residential windows surrounding the courtyard. Moreover the distance of 12m equates to a normal residential street where windows of separate properties face each other. It is considered that in the circumstances that no serious overlooking would occur of potential future neighbours.

Recycling and refuse facilities will be provided via the existing refuse facilities located in the rear courtyard. Cycle storage facilities will be provided also at ground floor level within the rear courtyard. The site is highly accessible to public transport facilities where no additional onstreet carparking will be allowed thus the new flats

will be made 'car-free', to be secured by a S106 legal agreement.

2 Reasons for granting permission (continued)

No comments were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP2, DP5, DP17, DP18, DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3- 3.5, 7.4, 7.6 and 7.8 of The London Plan 2016; and paragraphs 14, 17, 47-55, 56-68, and 126-141 of the National Planning Policy Framework.

- 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 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.
- 5 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.

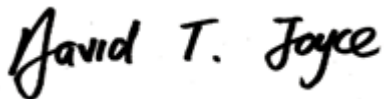
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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