

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



DATED 16 February 2017

**(1) CONCISE PROPERTY MANAGEMENT LIMITED**

and

**(2) JUNO MEDIA LIMITED**

and

**(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

**A G R E E M E N T**  
relating to land known as  
**10 GREENLAND STREET LONDON NW1 0ND**  
pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Head of Legal Services  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5680  
Fax: 020 7974 1920

1781.843



**THIS AGREEMENT** is made the 16<sup>th</sup> day of February 2017

**BETWEEN:**

- i. **CONCISE PROPERTY MANAGEMENT LIMITED** (Co. Regn. No. 2760665) whose registered office is at c/o Paragon Partners, Churchill House, 137-139 Brent Street, London, NW4 4DJ (hereinafter called "the Freeholder") of the first part
- ii. **JUNO MEDIA LIMITED** (Co. Regn. No. 05505108) whose registered office is at 3 London Wall Buildings, London, EC2M 5PD (hereinafter collectively called "the Lessee") of the second part
- iv. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

1. **WHEREAS**

- 1.1 The Freeholder is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL615271 and is interested in the Property for the purposes of Section 106 of the Act.
- 1.2 The Lessee is interested in the Property for the purposes of Section 106 of the Act under the terms of an agreement for lease dated 19 November 2015 between (1) Concise Property Management Ltd and (2) Juno Media Ltd.
- 1.3 The Lessee hereby consents to enter into this Agreement and agrees that their leasehold interest in part of the Property shall be subject to the terms obligations and covenants in this Deed.
- 1.4 The Freeholder and the Lessee shall hereinafter be referred to as "the Owner".
- 1.5 A Planning Application for the Development of the Property was submitted to the Council and validated on 1 December 2015 and the Council resolved to grant permission conditionally under reference number 2015/5388/P subject to conclusion of this legal Agreement.

1.6 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.

1.7 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

## 2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- 2.1 "the Act" the Town and Country Planning Act 1990 (as amended)
- 2.2 "the Agreement" this Planning Obligation made pursuant to Section 106 of the Act
- 2.3 "the Development" erection of a two 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 as shown on drawing numbers 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.
- 2.4 "the Implementation Date" the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly

- 2.5 "Occupation Date" the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
- 2.6 "the Parties" mean the Council and the Owner
- 2.7 "the Planning Application" a planning application in respect of the development of the Property submitted to the Council and validated on 1 December 2015 for which a resolution to grant permission has been passed conditionally under reference number 2015/5388/P subject to conclusion of this Agreement
- 2.8 "Planning Obligations Monitoring Officer" a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
- 2.9 "the Planning Permission" a planning permission granted for the Development substantially in the draft form annexed hereto
- 2.10 "the Property" the land known as 10 Greenland Street London NW1 0ND the same as shown shaded grey on the plan annexed hereto
- 2.11 "Residents Parking Bay" a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by residents of the locality in which the Development is situated

2.12 "Residents Parking Permit" a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in Residents Parking Bays

3. **NOW THIS DEED WITNESSETH** as follows:-

3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.

3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.

3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.

3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.

3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7 and 8 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.

3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.

3.7 The Parties save where the context states otherwise shall include their successors in title.

- 3.8 The Parties acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 for all relevant purposes.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

- 4.1 The Owner hereby covenants with the Council to ensure that prior to occupying any residential unit forming part of the Development each new resident of the Development is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay and will not be able to buy a contract to park within any car park owned, controlled or licensed by the Council.
- 4.2 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.1 above will remain permanently.
- 4.3 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the residential units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those residential units that in the Owner's opinion are affected by the Owner's obligation in Clause 4.1 of this Agreement.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Planning Permission has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting the Planning Permission reference 2015/5388/P the date upon which the Development is ready for Occupation.

- 5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-
- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP quoting the Planning Permission reference number 2015/5388/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.

- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith on written demand with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development this Agreement shall forthwith determine and cease to have effect.

8. **JOINT AND SEVERAL LIABILITY**

- 8.1 All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

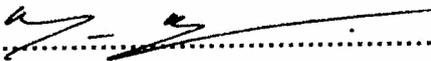
9. **RIGHTS OF THIRD PARTIES**

9.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

**IN WITNESS** whereof the Council has caused its Common Seal to be hereunto affixed and the Owner have executed this instrument as their Deed the day and year first before written

**EXECUTED AS A DEED BY  
CONCISE PROPERTY MANAGEMENT LIMITED)**  
in the presence of:  
acting by a Director and its Secretary  
or by two Directors

) Marcus Clairmont  
) 1 Tennyson Avenue  
) London  
) E12 6SX

.....  


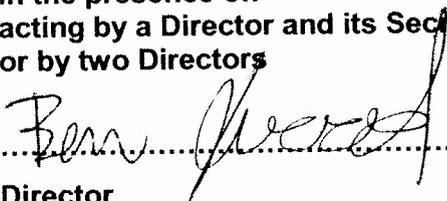
Director

.....  

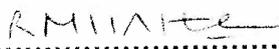

Director/Secretary

**EXECUTED AS A DEED BY  
JUNO MEDIA LIMITED**  
in the presence of:  
acting by a Director and its Secretary  
or by two Directors

) Marcus Clairmont  
) 1 Tennyson Avenue  
) London  
) E12 6SX

.....  


Director

.....  


Director/Secretary

**THE COMMON SEAL OF THE MAYOR  
AND BURGESSES OF THE LONDON  
BOROUGH OF CAMDEN was hereunto  
Affixed by Order:-**

.....  


Authorised Signatory



10 GREENLAND STREET LONDON NW1 0ND



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Miss Petra Hajnal  
32 Boleyn Walk  
Leatherhead  
Surrey  
KT22 7HU

Application Ref: **2015/5388/P**

25 January 2017

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

Proposal:

**DECISION**  
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 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 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.

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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.

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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.

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- 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.

Yours faithfully

Supporting Communities Directorate





DATED

16 February

2017

**(1) CONCISE PROPERTY MANAGEMENT LIMITED**

and

**(2) JUNO MEDIA LIMITED**

and

**(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

**A G R E E M E N T**  
relating to land known as  
**10 GREENLAND STREET LONDON NW1 0ND**  
pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

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