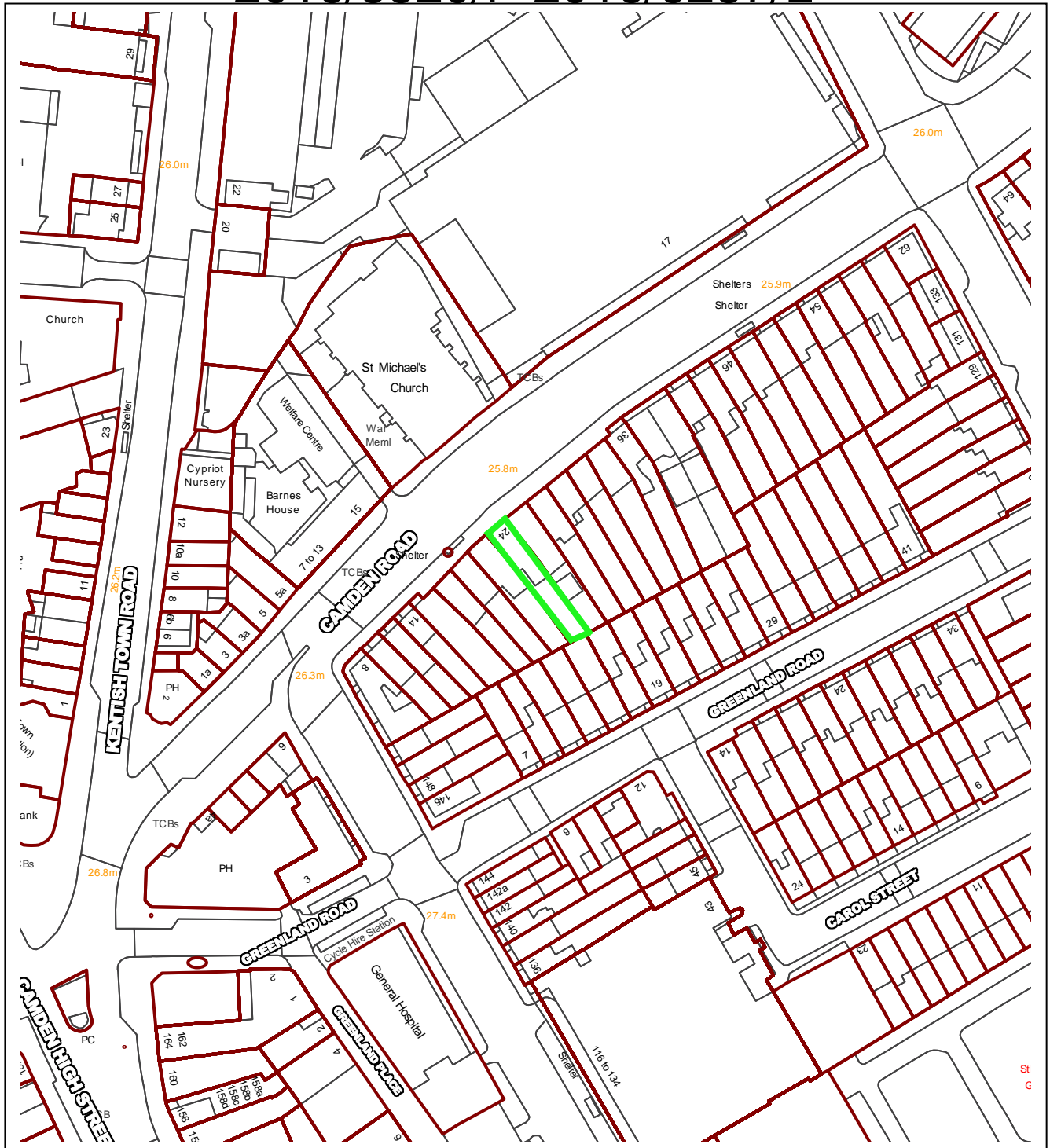
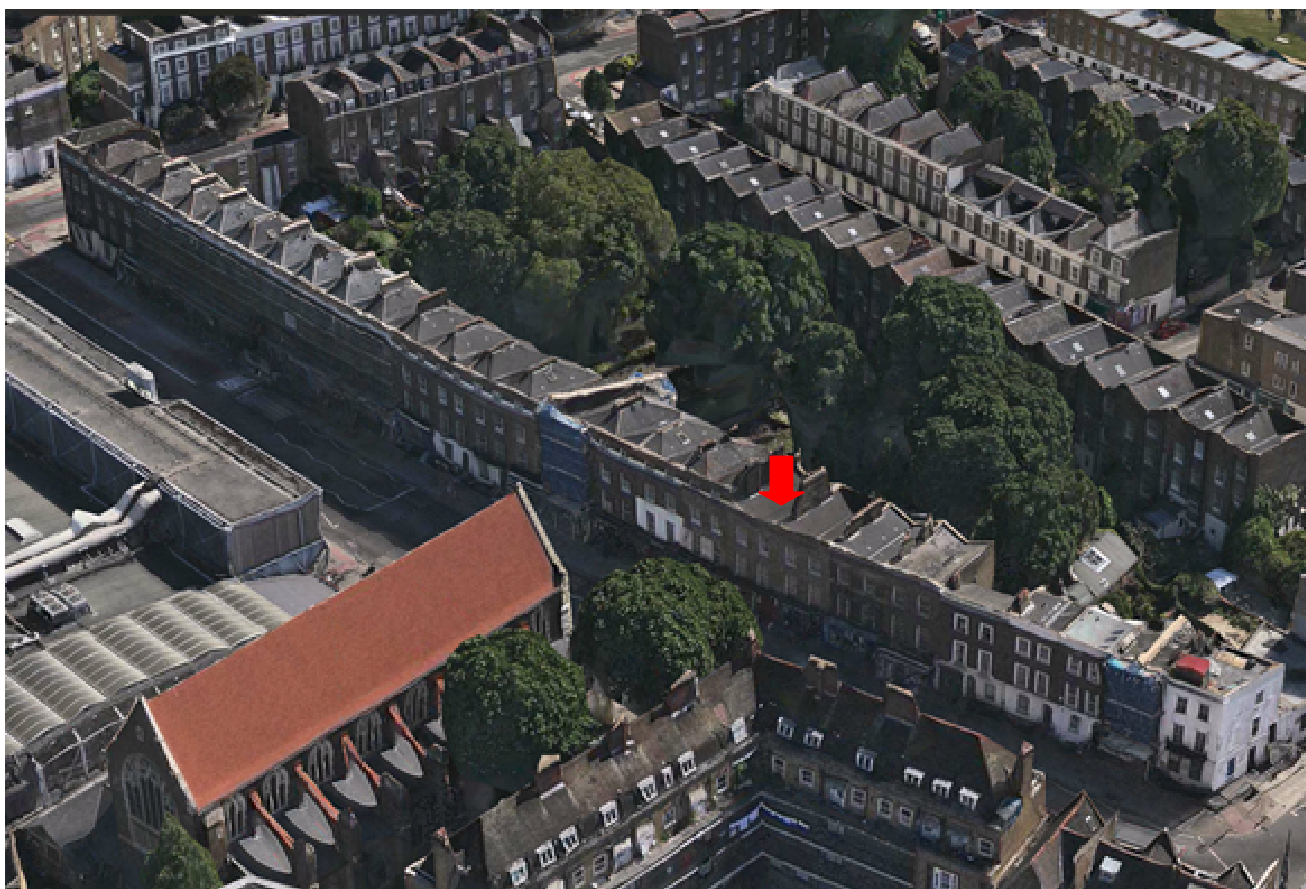


24 Camden Road - 24 Camden Road - 2016/5520/P 2016/6287/L

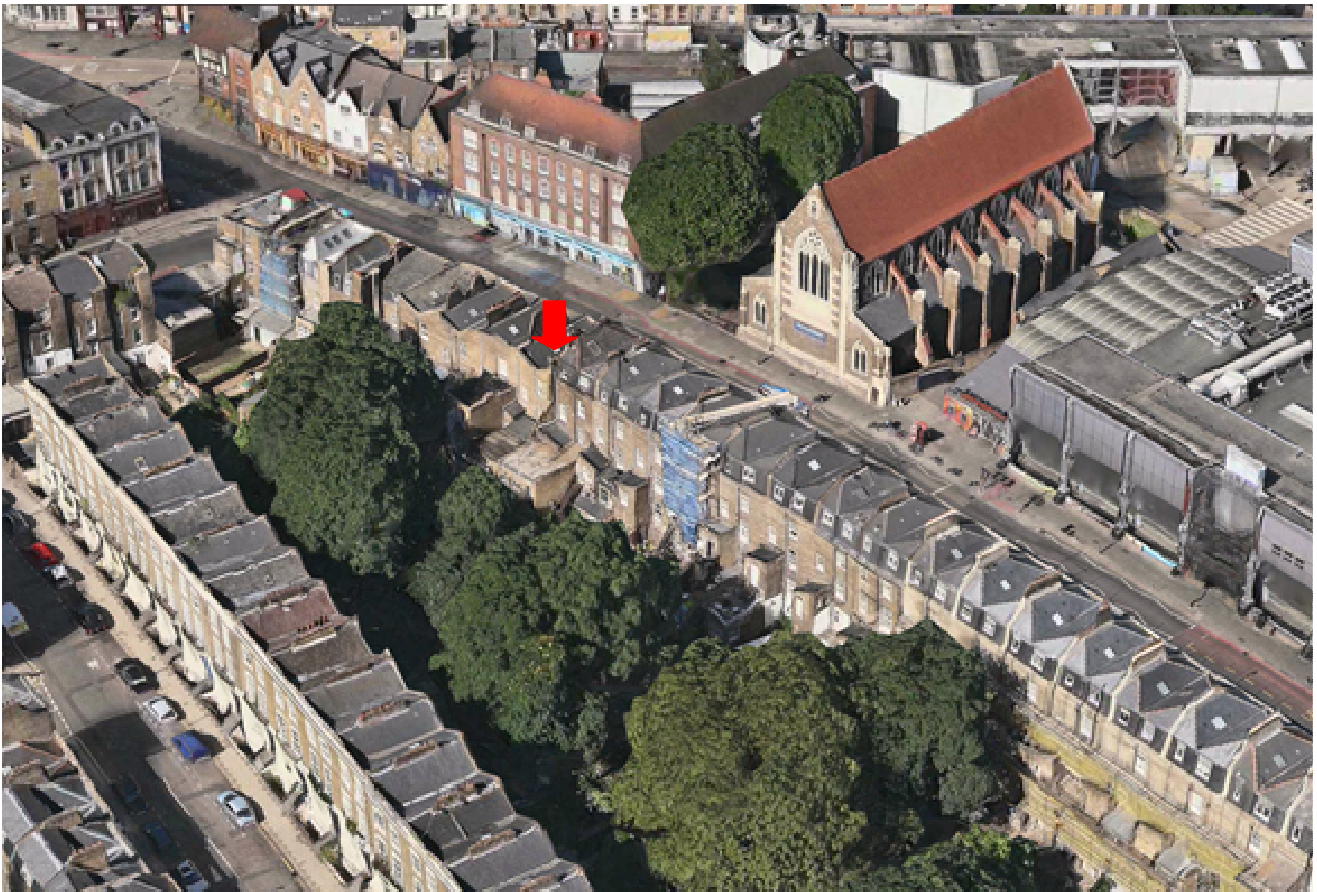


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Site photos 24 Camden Road NW1 9DP



1. Front aerial view



2. Rear aerial view



3. Front view of the application site



4. The terrace row with mansards roofs



5. Rear elevation



6. View towards the rear of the neighbouring properties



7. Inside view of the loft – no existing historic fabric.

Delegated Report		Analysis sheet		Expiry Date:	10/01/2017
(Members Briefing)		N/A		Consultation Expiry Date:	15/12/2016
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2016/5520/P 2016/6287/L		
Application Address			Drawing Numbers		
24 Camden Road London NW1 9DP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of building from 1x 2bedroom self-contained flat to 2x 1bedroom self-contained flats and 1x 2 bedroom maisonette (Class C3) following partial conversion of lower ground floor from residential to retail ancillary use (Class A1), various alterations to the rear elevation including single storey rear extension at lower ground level and mansard roof extension.					
Recommendation(s):		(i) Grant conditional planning permission subject to s106 legal agreement (ii) Grant conditional listed building consent subject to section 106 legal agreement.			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	18/11/2016-09/12/2016 24/11/2016-15/12/2016	No. of responses	0	No. of objections	0
Summary of consultation responses:	No responses have been received from the residents at the neighbouring properties					
Camden Town CAAC	<p>Camden Town CAAC objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none">a. The listing of the properties in 1974 was referring to the skyline with no 4 storey at no 24 Camden Road.b. It is important to retain the difference in the terrace’s height and character as was Listedc. The proposed full width rear addition is not in keeping with the character of the rest of this Listed terrace even though present on other property(ies)d. The proposed detail at the head of replacement sash windows has a deeper frame than traditional windows which is not satisfactory in work to a Listed Buildinge. The plans make extensive alterations to the existing Listed fabric and result in some tightly planned spaces. <p>Officer response:</p> <ul style="list-style-type: none">a. & b. <i>The roof extensions at the adjacent properties nos 26 to 62 were implemented prior to the listing of the whole terrace, but are not part of the building’s original design. The current proposals involve no loss of historic fabric as they are replacing a modern valley roof and it is not considered to cause harm to the terrace to extend the existing roof line to match the rest of the terrace - please see para 4.5</i>c. <i>The proposed rear extension does not project full width – but projects with the same width as the existing rear addition – the proposal has been revised to respond concerns in relation to the bulk and scale – please see para 4.7</i>d. <i>The details of the windows would conditioned and detailed drawings will be provided prior the commencement of the works.-please see para 4.6</i> <i>The internal alterations proposed have been carefully revised with Conservation officers in order to preserve the historic fabric and form – please see para 4.5 and 4.8</i>					

Site Description

The application site is located on the southern side of Camden Road, in close proximity to Camden Town tube station.

The property is part of Grade II listed terraced row with valley roofs. The majority of these properties have been previously extended with mansard roof extensions, retaining the valley roof form.

Relevant History

9003124 - 22-24 Camden Road – To renovate existing building including small rear extension at no. 24 and mansard roof extension to accommodate retail use at basement and ground floor and three storeys of office (B1) at upper levels as shown on drawing nos CMD/001 and 004A. – Refused – 05/03/1990 - Appeal dismissed - 27/06/1990

9003106 – 22-24 Camden Road – Refurbishment for use as retail at basement and ground floor level and residential at upper floors comprising two flats and two maisonettes including rear extension at first floor level at no. 24 and roof extension at nos 22 and 24 as shown on drawing nos CMD 001 and CMD 005A as revised on 11.05.90. – Refused – Appeal approved 11/07/1990

9070415 – 22-24 Camden Road - To construct mansard roof and small rear extension in conjunction with restoration of existing retail and residential accommodation as shown on drawing nos CMD 001 and CMD 005A as revised on 11.05.90. – Refused – Appeal approved 11/07/1990

8903691 & 8970529 - 22-24 Camden Road - Change of use from residential/retail to office/rental including annex extension in rear yard roof extension and basement and first floor extension at no.24 as shown on drawing nos CAM/001 002 and 003. – Refused – 24/01/1990

8903645 & 8970522 - 22-24 Camden Road - Change of use from residential to retail/office with extensions to roof and rear basement and first floor level of no.24 as shown on drawing nos CMD/001 002 and 003. - Refused – 24/01/1990

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

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 heritage / conservation areas)

Development Policies

DP2 – (Making full use of Camden's capacity for housing)

DP5 – (Homes of different sizes)
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)
DP21- (Development connecting to the highway network)
DP22 – (Promoting sustainable design and construction)
DP24 – (Securing high quality design)
DP25 – (Conserving Camden's heritage / conservation areas)
DP26 – (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 (Design) 2015
CPG 2 (Housing) 2015
CPG 3 (Sustainability) 2015
CPG 5 (Town Centres, Retail and Employment) 2013
CPG 6 (Amenity) 2011
CPG 7 (Transport) 2011
CPG 8 (Planning Obligations) 2015

Camden Local Plan Submission Draft 2016

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth
Policy A1 – Managing the impact of development
Policy H1 – Maximising housing supply
Policy H3 – Protecting existing homes
Policy H7 – Large and small homes
Policy D1 – Design
Policy D2 - Heritage
Policy CC1 – Climate change mitigation
Policy DM1 – Delivery and monitoring
Policy E1 - Economic Development
Policy E2 – Employment premises and sites
Policy T1 – Prioritising walking, cycling and public transport
Policy T2 – Parking and car free development

1. Proposal

1.1 Planning permission is sought for the conversion of existing 2x2 bedroom self-contained flats to:

- Flat 1 - 1 bedroom self-contained flat – area of approximately 56sqm
- Flat 2 – 1 bedroom self-contained flat – area of approximately 39.3sqm
- Flat 3 – 2 bedroom maisonette – area of approximately 76sqm

1.2 The scheme also includes the following:

- Partial change of use of the lower ground floor from residential to retail ancillary use
- Single storey extension at the lower ground floor level: 4.5m deep and 3m high
- Mansard roof extension, which would match in height and bulk the existing mansard extension at the adjacent property at no 26 Camden Road

2. Assessment

2.1 The main issues for consideration are:

- Change of use
- Heritage and design
- Residential accommodation
- Residential amenity of neighbouring occupiers
- Transport and Parking

3. Change of use

3.1 The existing lower ground floor is currently used for storage for both the retail unit and residential uses. The proposed scheme includes the partial conversion of the lower ground floor to become ancillary solely to the retail use which would continue as part of the planning application, to operate at the ground floor level. Part of Camden Road, including the application site, is identified in CPG5 as a sensitive frontage, being a street at the edge of the town centre with commercial activities on the ground floor and residential above. The Council's aim is "to maintain a balance of uses in these frontages, allowing some flexibility for change in the future while protecting retail and other facilities". Even though housing is priority land use for the borough, on this occasion due to the commercial nature of the surrounding area, the proposed partial conversion to better accommodate the retail use (Class A1) would be considered acceptable in line with CPG5 and policy DP10.

4. Heritage and design

4.1 Listed building: Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section

16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 4.2 It should also be noted that the duties imposed by section 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The NPPF requires its own exercise to be undertaken as set out in its chapter 12, Conserving and enhancing the historic environment. Paragraph 129 requires that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 4.4 For this proposal, the relevant Camden Development Plan policies are DP24 'Securing high quality design' and DP25 'Conserving Camden's heritage' which provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage. It states that the Council will only grant consent for alterations on extension to listed buildings which do not cause harm and would not permit development which harms the setting of listed building or harms the character and appearance of Conservation Areas.
- 4.5 A mansard roof addition was previously granted planning and listed building consent in 1987. While much time has passed, on site assessment of the existing building reveals that it sits immediately adjacent to a row of mansard roofs terminating buildings listed as a group under the same statutory listing. Furthermore, the existing chimney stack between nos. 24 and 22 has previously been built up, therefore the mansard roof would sit comfortably between this and the party wall. The existing roof is a modern replacement consisting of a butterfly (valley) roof form with no surviving historic fabric and therefore the proposals will not result in the loss of any historic fabric. Due to the circumstances outlined above the proposed mansard roof is considered to be acceptable and not to cause harm to the special interest of the listed building.
- 4.6 CGP1 (Design) advises that mansard extension on a valley roof should have the slope of up to a maximum of 70 degrees. The proposed mansard extension would have a slope of 80 degrees; however, this angle would make the extension's slope as well as its design, height and bulk to be in line with the existing mansards in the terrace row at nos. 26 - 60 Camden Road. The mansard would have two timber sash windows, the same style and width as the existing ones at the floors below. To the rear it would retain the V shaped parapet and would include a timber sash window. Details of the proposed windows would be provided by means of conditions. The design, proportions and siting of the mansard roof extension are considered to keep in line with the character of the host property and the terrace row.
- 4.7 The proposed rear extension would provide additional residential space for the unit at the lower ground floor level. The rear of the terrace row that the application site is part of, has been altered with various rear extensions at the lower ground floor level. Through negotiation with the applicant the extension has been reduced in depth and height to diminish its impact in terms of bulk and scale to the host property and the adjacent terraced properties. The extension would be made of lightweight timber panels which would cause a lesser impact on the Grade II listed building. By reason of its siting, projection and bulk the proposed rear extension is considered to not cause significant harm to the Grade II listed building and would be in accordance with policies DP24, DP25 and CPG1.

- 4.8 The proposed scheme involves internal refurbishment in order to accommodate the conversion into 3 flats and partial change of use at the lower ground floor level. Through negotiation with the applicant the internal works have been revised to diminish the impact on the historic fabric and historic plan form. The proposed changes have been assessed and confirmed by conservation officers as being acceptable. These works will be carefully controlled and monitored by way of conditions.
- 4.9 Overall, the proposed extensions are considered preserve the special interest of the listed building and would not cause loss of historic fabric or plan form. Furthermore, they would preserve the appearance of the host dwelling and will be in keeping with the character of neighbouring properties.

5. Residential accommodation

- 5.1 Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.
- 5.2 In principle, the proposal to provide additional housing is in accordance with policies CS6 and DP2 of Camden's Local Development Framework (LDF). The Dwelling Size Priority Table accompanying Policy DP5 identifies 2 bedroom market units as being of 'Very High Priority' (the aim is identified at 40%), whilst the 1 bedroom market units have a lower priority. Due to the site constraints, being a Grade II listed building, the proposal includes 1 x 2 bedroom and 2 x 1 bedroom units which are welcomed and considered acceptable.
- 5.3 New residential units should provide a high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of the neighbouring residential properties. In line with the National Housing Space Standards 1bed 2 person flats should have a minimum gross internal floor area of 50sqm. The first proposed flat at the lower ground floor would have an area of approximately 56sqm which exceeds the standards. This unit would also benefit from the large rear garden with an area of 37.7sqm which is considered to improve the quality of life of future residents. Due to the site constraints the unit has been revised to accommodate a bedroom and study room with with adequate level of sunlight and daylight, which is now considered acceptable.
- 5.4 In relation to 1bedroom 1 person flats at the first floor, the National Housing Space Standards advise as a minimum area 39sqm, where the proposed 1bedroom flat at the first floor level would have an approximate area of 39.3sqm. All the alterations proposed at this level have been assessed in light of the existing historic fabric and plan form of the Grade II listed building. As such, the flat retains the front room larger which is part of the historic plan form. The flat be dual aspect and would have an open living, dining and kitchen area, with a small hallway to access the bathroom and the bedroom, which is considered to provide an adequate level of accommodation and therefore acceptable.
- 5.5 The proposed maisonette at the second and third floors would have an overall area of 76sqm which exceeds the standard of 70sqm for 2 bedroom 3 persons flats. The constraints of the Grade II listed building were also reflected at the second floor. The maisonette would be dual aspect and would have large front room including kitchen, dining and living rooms, a study and two large bedrooms with en-suite. The unit is considered to provide an adequate level of accommodation, daylight and sunlight and therefore is considered acceptable.

6. Residential amenity of neighbouring occupiers

- 6.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbour by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks development to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".
- 6.2 Due to the extension's sitting at the lower ground floor level and its modest scale and bulk is not considered to impact the amenity of the neighbouring residents in terms of loss of light, outlook or privacy.
- 6.3 The mansard roof extension, due to its siting and projection is not considered to cause any significant harm to the amenity of the neighbouring residents in terms of loss of light, outlook or privacy.
- 6.4 An informative will be added to advise that construction hours are restricted to 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays, with no noisy works carried out on Sundays and Bank Holidays. Whilst there will likely be some disturbance during construction, this is considered temporary in nature and likely to be short term given the modest nature of the extension and other works. The proposal is therefore considered acceptable in this regard.

7. Transport and Parking

- 7.1 . The council would normally expect cycle parking at new developments to be provided in accordance with the standards set out in the London Plan. For residential uses this gives a requirement for 1 space per 1 bedroom unit and 2 spaces for all other units, which would give a requirement of 4 spaces. The site has a PTAL score of 6b, the highest achievable, which indicates that it is highly accessible by public transport. The nearest station is Camden Town, located a short distance to the southwest, whilst the nearest bus stops are located on Camden Road, Kentish Town Road, Bayham Street and Camden High Street, all within walking distance. As such, considering the constraint nature of the Grade II listed building and its highly accessible location, the requirement for cycle parking can be waived in this instance.
- 7.2 As required under Development Policy DP18, the development would be 'carfree' to ensure that no additional parking congestion occurs in the area. This would be secured by way of a section 106 legal agreement.

8. Recommendation

- 9.1 Grant conditional planning permission subject to s106 legal agreement. Grant conditional listed building consent subject to section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th March 2017, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Application Ref: **2016/5520/P**

16 March 2017

Dear Sir/Madam

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:
24 Camden Road
London
NW1 9DP

Proposal:
Conversion of building from 1x 2bedroom self-contained flat to 2x 1bedroom self-contained flats and 1x 2 bedroom maisonette (Class C3) following partial conversion of lower ground floor from residential to retail ancillary use (Class A1), various alterations to the rear elevation including single storey rear extension at lower ground level and mansard roof extension.

Drawing Nos: Planning statement/ design & access dated October 2016; Heritage Statement dated October 2016; 16-175-10; 16-175-01; 16-175-02 Rev C; 16-175-03 Rev B; 16-175-04 Rev A; 16-175-05 Rev C; 16-175-06 Rev A; 16-175-07 Rev C; 16-175-08 Rev B; 16-175-11.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy 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:

Planning statement/ design & access dated October 2016; Heritage Statement dated October 2016; 16-175-10; 16-175-01; 16-175-02 Rev C; 16-175-03 Rev B; 16-175-04 Rev A; 16-175-05 Rev C; 16-175-06 Rev A; 16-175-07 Rev C; 16-175-08 Rev B; 16-175-11.

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

- 4 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) Details, including samples, of external facing materials relating to the proposed single storey rear extension.

- b) Plan, elevation and section drawings of all new windows at a scale of 1:20.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 Council.

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.

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 principle of the addition of a mansard roof to a Grade II listed building would normally not be accepted due to the loss of the original roof form and additional bulk added to the building. However, there are a number of special circumstances at the application site that result in the acceptability of the addition of a mansard roof. The original valley roof was replaced with a shallow mono-pitch roof sometime in the past and the proposal therefore would not result in the loss of historic fabric nor cause harm to the special historic and architectural interest of the Grade II Listed Building.
- 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

- 5 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Application Ref: **2016/6287/L**

Please ask for: **Nora-Andreea**

Constantinescu

Telephone: 020 7974 **5758**

16 March 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:
24 Camden Road
London
NW1 9DP

DECISION

Proposal:

Refurbishment and various internal and external alterations to shop (Class A1) and residential units (Class C3), including installation of internal staircase between ground floor shop and basement storage area and one between the second and third floors and other internal alterations, single storey rear extension, first floor rear extension and third floor extension with mansard roof and other external alterations.

Drawing Nos: Planning statement/ design & access dated October 2016; Heritage Statement dated October 2016; 16-175-10; 16-175-01; 16-175-02 Rev C; 16-175-03 Rev B; 16-175-04 Rev A; 16-175-05 Rev C; 16-175-06 Rev A; 16-175-07 Rev C; 16-175-08 Rev B; 16-175-11;

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years

Executive Director Supporting Communities



from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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) Details, including samples, of external facing materials relating to the proposed single storey rear extension.

- b) Specification and sample of proposed slate roof tiles.

- c) Plan, elevation and section drawings of all new internal and external doors and windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- d) Details of service runs for all new bathrooms and kitchens, demonstrating the relationship of new and renewed pipework as it relates to the structure of the building, providing plans, elevations and section drawings at a minimum scale of 1:10.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the approved drawings and support documents the replacement of the existing gutter and downpipe is not authorised by this consent without prior approval of details. Those details shall include detail drawings or samples as appropriate and shall be submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 Noise and Licensing Enforcement Team, 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning