

195 Fordwych Road, NW2 3NH

2016/6284/P



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195 Fordwych Road, NW2 3NH

Site Photographs:

(1) Aerial photo 1 (from the South)



(2) Aerial photo 2 (from the West)



(3) View Aerial photo 3 (from the East)



(4) Front elevation of dwelling



(5) View towards no. 197



(6) View towards no. 193



(7) Existing front garden



(8) Rear garden / existing lean-to



(9) *Rear elevation #1*



(10) *Rear elevation #2*



(11) Commencement of roof works under certificate of lawfulness (Nov 2016)



(12) Commencement of roof works under certificate of lawfulness (Nov 2016) #2



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/01/2017
		N/A / attached		Consultation Expiry Date:	15/12/2016
Officer			Application Number		
John Diver			2016/6284/P		
Application Address			Drawing Numbers		
195 Fordwych Road London NW2 3NH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Subdivision of single family dwellinghouse (C3) into no.3 self-contained units (1x 3bed, 1x 2bed & 1x 1bed) (C3) including single storey rear extensions at ground floor, hip to gable roof extension as well as installation of dormer window to rear roof slope. Associated alterations.					
Recommendation:		Grant Conditional Permission Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Site notices were displayed near to the site on the 24/11/2016 (consultation end date 15/12/2016).</p> <p>Letters of objection have been received from the owners/occupiers of nos.193 (Flats A and B) and 172 Fordwych Road. The comments raised can be summarised as follows:</p> <ol style="list-style-type: none">1. Works appear to have already commenced on site, application should be retrospective2. Development would lead to added parking pressure3. Increase in level of noise harmful4. Smells from cooking in upper floors harmful5. Attic apartment not practical6. Objection to creation of elevated terrace7. Works might cause damage to neighbouring property <p><u>Officer's response:</u></p> <p>1) <i>Works to implement the roof extension were shown to be lawful under certificate of lawfulness 2016/4267/P, the applicant is currently implementing the works approved under this previously approved application.</i></p> <p>2) <i>Please see para. 3.32 below</i></p> <p>3-4) <i>Please see paras. 3.26 to 3.27 below.</i></p> <p>5) <i>Please see para.2.1 to 2.2 below.</i></p> <p>6) <i>The proposal does not include the creation of a raised terrace, however in order to ensure that the area of flat roof above the proposed extension is not used as such, a condition limiting its use shall be applied.</i></p> <p>7) <i>Party wall and structural issues are covered by separate legislative regimes (principally the Party Wall Act 1996) and it not a material planning consideration. The applicant will be reminded of their requirements under this act by means of an informative.</i></p>			
Fordwych Road Residents Association	<p>1 letter of objection was received, submitted on behalf of the Fordwych Residents Association. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none">(1) Development appears to be excessive and the number of units should be reduced(2) Extensions should be reduced in scale(3) Application needs to demonstrate that it conforms with the adopted Fortune Green & West Hampstead Neighbourhood Plan(4) Works appear to have already commenced on site, application should be retrospective <p><u>Officer's response:</u></p>			

(1 – 2) Please see paras.2.1 and 2.2 below.
(3) Please see paras. 3.5 and 3.7-3.19 and below.
(4) Works to implement the roof extension were shown to be lawful under certificate of lawfulness 2016/4267/P and the applicant is currently implementing these works (please also see para.3.9-3.12)

Site Description

The application site comprises a two storey, semi-detached dwelling situation on the North side of Fordwych Road. The site is adjacent to no.197, a detached dwelling to the North and adjoins no.193 to the South; the rear boundary of the site abuts railway sidings. The property is characteristic for the area, retaining the majority of its original architectural detailing. At the time of submission works had commenced on site to implement the roof extension and loft conversion works found to be lawful under lawful development certificate 2016/4267/P. As works were ongoing at the time of submission they have been included within the description of proposed development and will be assessed under the relevant policies.

The application property is not listed and the site is not located within a conservation area. The property is located approximately 550m from Cricklewood train station and has a PTAL rating of 5. There are no trees protected via tree preservation orders on or adjacent to the application site.

The Council's registers identify the application site as featuring hydrological constraints from surface water flow and flooding as well as being at risk of soil contamination.

Relevant History

No. 195 Fordwych Road (Application Site)

2016/4267/P - Certificate of Lawfulness (Proposed) granted for the 'Roof extension to dwellinghouse (C3) including a hip to gable and dormer extension to the main roof. New rooflights to front slope and extension of chimney' on the 06/10/2016.

2016/1933/PRE - Pre-application advice given on the 21/06/2016 regarding the proposed 'Extension and conversion of existing dwelling into 5 self-contained units incl. basement, rear and roof extension and associated alterations'

Other relevant history:

The following properties within the street (Fordwych Road) have been granted consent for conversion from single family dwellings into self-contained units within the current planning policy context:

- No.163 (2016/1832/P) - Conversion of existing house to 5no. x residential units
- No.149 (2014/7937/P) - Conversion of existing house to 4no. x residential units
- No.135 (2014/1598/P) - Conversion of existing house to 5no. x residential units

The following properties within the street (Fordwych Road) have been granted consent for single story side / rear extensions within the last 12 months:

- No.163 (2016/1832/P)
- No.21 (2016/3269/P)
- No.186 (2016/3633/P)
- No.1 (2016/4917/P)
- No.182 (2016/5568/P)

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

- **LDF Core Strategy (2011)**
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS14 – Promoting high quality places and conserving our heritage

- **LDF Development Policies (2011)**
- DP2 – Making full use of Camden's capacity for housing
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP24 – Securing high quality design
- DP26 – Managing the impact of development on occupiers and neighbours
- DP28 – Noise and Vibration

- **LDF Supplementary Guidance (2013/2015)**
- CPG 1 – Design
- CPG 2 – Housing
- CPG 6 – Amenity
- CPG 7 – Transport
- CPG 8 – Planning Obligations

- **LDF Fortune Green and West Hampstead Neighbourhood Plan (FGWHN) (2015)**

- **Emerging Policy:**
Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

- Policy H1 - Maximising housing supply
- Policy H3 - Protecting existing homes
- Policy H6 - Housing choice and mix
- Policy C5 - Access for all
- Policy A1 Managing the impact of development
- Policy A3 Protection, enhancement and management of biodiversity
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Car-free development and limiting the availability of parking.

1. Introduction

- 1.1. Planning permission is sought for the extension and conversion of the existing single family dwellinghouse to form no.3 self-contained residential units (1x 3bed, 1x 2bed, 1x 1bed). This would include a roof extension comprising of a hip to gable, rear dormer window and two front rooflights together with no.2 single storey rear extensions at ground floor level.
- 1.2. The two proposed single storey extensions would project off each of the sections of rear elevation. The element projecting beyond the main rear elevation (as well as the side return of the original two storey outrigger) would have a depth of 6m and a width of 2.8m. The element projecting beyond the rear elevation of the original outrigger would have a depth of 3m and a width of 3.7m. The single storey extensions would feature flat, sedum roofs and would have heights of 3.4m.
- 1.3. The single storey extensions would have a combined floor area of 27.9sqm; this represents an increase in area over the existing lean to extension of 14sqm. The existing rear garden area of the property measures 97sqm. As a result of the proposed extensions more than 50% of the existing rear garden area of the property would be retained (resulting area = 82% of existing).
- 1.4. Following a hip-to-gable roof extension, a rear dormer window as well as no.2 front rooflights are proposed. The rear dormer window would have a width of 5.75m, a height of 2m and a depth of 2.9m. Following revisions, each edge of the proposed rear dormer would be set in a minimum of 0.5m from the roof edges.

2. Revisions

- 2.1. It should be noted that following discussions, the applicant was notified that the submitted scheme was likely to be considered unacceptable for the following reason:
 - The scale of roof extensions originally proposed was such that they appeared over dominant and were harmful to the property's character.
 - The proposed single storey extensions by virtue of its scale and lack of a green roof was considered to result in a poor form of development and result in an unacceptable loss of greenspace.
 - The proposed landscaping to the front garden was considered to include an unacceptable level of hard surfacing which would have been detrimental to the character of the local area.
- 2.2. In response, the applicant submitted a new scheme which was then revised a second time (Feb 2017) following various discussions. The hereby proposed scheme included the following alterations to that which was originally submitted:
 - The single storey extensions proposed have been reduced in footprint from 49sqm to 27sqm. Rather than a single wrap around extension, two rear extensions are now proposed with the maximum projection beyond the rear elevation being reduced from 4.1m to 3m. Green roofs are now proposed to both of these elements;
 - The scale of roof extensions has been reduced. The number of dormer windows proposed were reduced from no.2 to no.1 (a side/rear dormer over the outrigger was removed). The proposed rear dormer window was also reduced in width by 300mm.
 - The number of units proposed has been reduced by 1 (from 4 to 3 units);

- A family sized (3 bedroom) unit has been provided within the scheme (the unit mix has been altered from 2 x 2-bed & 2 x 1-bed to 1 x 3-bed, 1 x 2-bed & 1 x 1-bed);
- The front garden landscaping was redesigned to include less hard surfacing and more soft landscaping including new low level shrub planting and an area of lawn.

3. **Assessment**

3.1. The principal considerations material to the determination of this application are as follows:

- Principal of the development;
- Design;
- Standard of accommodation;
- Amenity;
- Sustainability; and
- Transport.

Principle of the development

- 3.2. Camden's Core Strategy policy CS6 indicates that the Council seeks to maximise the supply of homes and minimise their loss, with housing regarded as the priority land-use of the Camden Local Development Framework. New residential dwellings are encouraged in order to provide additional housing in accordance with policies CS6 and DP2 of Camden's LDF. Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table (DSPT) and the expectation is that any housing scheme will meet the priorities outlined in the table.
- 3.3. The adopted Fortune Green and West Hampstead Neighbourhood (FGWHN) Plan (2015) Policy 1 (Housing) states that residential development should provide a "*range of different unit sizes, including three and four bedroom homes, where appropriate, suitable for families*". The Council seeks to maximise the supply of homes and minimise their loss. The development would lead to the loss of a single family dwelling house but would increase the overall number of units on the site by two. Two bedroom properties are considered very high priority and guidance states that 40% of market homes should be 2 bedroom dwellings. 3 bedroom units are of 'medium' priority and 1 bedroom units are of 'lower' priority within the DSPT.
- 3.4. The proposed mix includes 1 x 3 bed, 1 x 2 bed and 1 x 1 bedroom unit. Although this would lead to a loss of single dwellinghouse, the provision would include a 3 bed unit which is suitable for families. Furthermore the proposal would result in an uplift of two units from existing including one family sized unit and one units which is of a 'very high priority' (33%).
- 3.5. Although this mix includes marginally less provision of 2 bedroom units than the 40% target, the mix would also include a family sized unit and, in accordance with Policy 1 of the FGWHN Plan, this would be preferable in neighbourhood policy terms than an additional 2 bedroom unit.
- 3.6. In this instance it is considered that the proposed conversion of the single family dwelling and proposed unit mix would remain in accordance with the requirements of policies DP2 and DP5 of the Development Management policies and Policy 1 of the FGWHN Plan. In principle, the development is therefore considered to be acceptable and includes a satisfactory mix of units.

Design & Character

- 3.7. Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings will be expected to consider:
- a) *the character, setting, context and the form and scale of neighbouring buildings;*
 - b) *the character and proportions of the existing building, where alterations and extensions are proposed; and*
 - c) *the quality of materials to be used.*
- 3.8. The adopted FGWHN Plan (2015) states that “*All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead*”. With regard to extensions to property, it states that the above shall be achieved by ensuring that they remain “*in character and proportion with its context and setting, including the relationship to any adjoining properties*” as well as “*to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces*”.

Roof extensions

- 3.9. Proposed roof extensions to the property have previously been shown to be in accordance with Class B of the General Permitted Development Order (2015) works for which have commenced on site. However, as these works had not yet been fully completed at the time of writing they are included within the development description and are to be assessed against the Councils policy framework. It is however acknowledged that the applicant benefits from the fall back option of being able to implement their permitted development works without planning permission if the property was to remain as a single family dwelling house
- 3.10. As the property is semi-detached, the completed hip-to-gable extension has caused some unbalancing to the pair of dwellings (nos.193&195). That said, these works were completed lawfully and as a large number of dwellings within the street (nos.131, 163, 173, 215, 225 and 235) now feature gable ends. Although some of these properties have previously completed these works via permitted development rights, the gable ended roof form would not appear uncharacteristic for the area. This is also true of the proposed no.2 front rooflights.
- 3.11. Following revisions, the scale of the proposed rear dormer window has been reduced to ensure that all edges are situated a minimum of 0.5m from all edges of the rear roof slope in accordance with figure 4 from CPG1 (Design). This rear dormer is now considered to sit comfortably within this rear roof slope and it would no longer appear as a dominant addition. Rear dormer windows are also a feature seen on a number of properties in the local area (similar dormers being either in situ or having been approved at nos.249, 247, 235, 231, 211, 173, 166, 143, 135, 132, 131, 119, 82, 24, 21 and 9). It is also noted that no public and very few private views of this element would be afforded other than from the train line to the rear. As such the proposed lead cladding is not considered objectionable.
- 3.12. Although the roof extensions will cause some unbalancing to the pair of semi-detached dwellings, on balance, it is considered that this harm to the character of the pair of dwellings would be limited as the resulting gable end would not appear incongruous and the development would result in public benefits in the form of additional residential units. As such the proposed extensions are considered acceptable in this instance.

Rear extensions

- 3.13. The existing property features a side/rear extension which has evidently been in situ for a

lengthy amount of time and is therefore considered highly likely to no longer be subject to enforcement due to the passage of time. This structure is of very low quality and its replacement is not objectionable.

- 3.14. Following negotiations, the depth and area of the replacement extensions have been reduced to project no more than 3m beyond the rear elevation of the dwelling, to include a green roof as well as to break up the massing into two volumes rather than one single wrap around element.
- 3.15. The hereby proposed extensions are considered to remain proportionate to the host property and to retain adequate rear garden area to maintain the property's setting. The single storey extensions would not be visible from any public place and private views would be afforded from nos. 193 and 197 only (as well as some views from passing trains). As outlined in the planning history section of the report, similar extensions have been granted on a number of nearby properties within the local area and it is not considered that the extension would appear out of character for the local area. The roof designs were also revised to include green roofs in order to maintain the green character of the rear garden as well as to benefit local biodiversity.

Other alterations

- 3.16. Following the submission of revisions, the landscaping of the front garden of the property has been redesigned so as to retain a good level of soft landscaping and remain in keeping with the character of other front gardens within the local area. This element is considered to represent an improvement in terms of visual amenity for the local area from the existing situation which contains predominately hardstandings which have become broken and degraded over time.
- 3.17. To the front of the property storage facilities would be provided to accommodate cycle parking, refuse as well as the metres for the flats. Whilst the location and area of these stores are not objectionable in design terms (considering other such stores to the front of properties in the local area), a condition is recommended for the submission of full details of these elements. This is in order to ensure that the design of these stores remain sympathetic to the host property and their garden setting.
- 3.18. A new side door and a close boarded fence are also proposed to the side of the property. Neither of these elements are considered to appear out of character for the local area or to cause harm to the appearance of the host property.
- 3.19. Overall it is not considered that the proposed extensions/alterations would lead to a detrimental impact upon the character and appearance of the host property, streetscene or local area.

Standard of Accommodation

- 3.20. Policy DP26 requires that developments provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. Developments are also required to provide facilities for waste storage, bicycle storage and outdoor amenity space. Minimum space standards for new development, as set out within the nationally described space standards as well as those outlined within the Council's CPG2 (Housing) (GIA), alongside those proposed (outlined in submitted documents) are set out in the table below:

Unit No.	Location	Unit Type	Proposed Size (sqm)	Minimum National requirement (sqm)	Minimum Local req. (para.4.14 of CPG2) (sqm)
1	GF	3 bed 5p	86	86	84
2	GF/1st	1 bed 2p	58	58	48

3	1 st /2 nd	2 bed 3p	70	70	61
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- 3.21. As indicated above, all the proposed units meet the minimum gross internal areas required by National Technical Standards as well as local requirements outlined in CPG2.
- 3.22. Other than unit 1, none of the proposed units would feature outdoor amenity space, however owing to the nature of the existing dwelling it is not considered viable to ensure this provision without causing impact upon privacy and so this is not objectionable in this instance. In terms of light and outlook, all proposed units would be dual aspect and all habitable rooms would be serviced by a good level of fenestration, benefiting from an acceptable level of outlook.
- 3.23. In terms of noise and disturbance, the property is located in close proximity to railway sidings and the Noise and Vibration survey and assessment submitted alongside the application found that noise levels recorded within the property are 'marginally above' the thresholds of acceptable levels for the evening period (19:00 – 23:00) as set out in policy DP28. This report does however set out a number of mitigation measures that may be put in place in order to ensure that the amenities of future occupiers are not impacted upon as a result of these levels of external noise pollution. In order to ensure that the resulting units remain in accordance with the acceptable thresholds outlined in DP28; a condition is recommended for requirement for noise insulation details to be submitted to safeguard the amenities of the adjoining premises in accordance with the requirements of policies CS5, DP26 and DP28. Whilst the proposed stacking is considered to be generally appropriate, some concern is maintained regarding the relationship between the second bedroom of unit 1 and the kitchen/dining room of unit 2 and the impact that this might cause in terms of noise. This condition regarding noise insulation shall also ensure that the future occupiers of unit 1 are not unduly disturbed by their neighbours.
- 3.24. As outlined in the site description section of the report, the Council's registers identify the application site as being at risk of soil contamination due to the site's location adjacent to Railway lands as well as the fact that the Borough generally has high levels of Lead in its soils due to its industrial legacy. Following discussions with the Council's Contaminated Land Officers; a condition is recommended that details of an investigation into the potential for soil and groundwater contamination and landfill gas is submitted and approved so as to protect future occupiers from the possible presence of ground contamination in accordance with policy DP26. Due to the age and construction of the dwelling as well as following investigation on site, it is not considered that there is a risk of asbestos being present on site. An asbestos survey is therefore not considered necessary in this instance.

Amenity

- 3.25. Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, and privacy.

Use

- 3.26. The main concern in relation to impacts of the use upon the amenities of surrounding residents would be the increase in noise and disturbance experienced by the occupiers of no.193 as a result of the increased level of activity within the property. Noise transmission across the party wall into no.193 is thus a particular concern and as such the aforementioned noise condition shall be worded in such a way so as to ensure that adequate noise insulation measures are installed to ensure that the neighbouring occupiers within the adjoining property are not unduly

disturbed as a result of the conversion.

- 3.27. The proposed conversion would lead to additional cooking facilities being installed within the property; however, as each of the new kitchens at upper floors would serve a maximum of two persons and it is not considered that this would lead to a level of disturbance that might substantiate a reason for refusal.

Extensions

- 3.28. Due to the height, scale, 2m set back from the shared boundary with no.197 and projection of only 1.2m beyond the existing rear elevation of no.193 (which does not feature any habitable room windows), the proposed single storey extension is not considered to cause a loss of outlook or light to any neighbouring property to a level of detriment. As the property already features first floor side windows servicing habitable rooms, it is not considered that the proposal would result in a worsening of the existing relationship in terms of privacy. Notwithstanding this, the applicant has labelled these windows as obscure glazed and high level opening on proposed elevations. In order to ensure that the privacy of both neighbouring properties is not worsened, a condition is recommended to limit the access to the flat roof of the proposed extension for maintenance only, and for this area to not be used as a terrace. The proposed works are not considered to lead to an increase in the level of light pollution which might cause a detrimental impact.
- 3.29. With regard to the proposed loft extension, it is considered that the views afforded from this element would not lead to a loss of privacy to a significant degree and thus is not objectionable in amenity terms.

Sustainability

- 3.30. A submitted Sustainability Statement (dated 02.12.16) has demonstrated that the energy and water efficiency of the development can be provided in accordance with Council policy DP22. A condition would be added to ensure that each unit shall be fitted out with water saving measures to achieve the savings outlined in this report. A further condition shall be applied for the submission of full details of the proposed green roof in order to ensure that this element is viable and sustainable.
- 3.31. In accordance with policy DP6 and policy 1 of the FGWH Neighbourhood Plan, the Council expects new residential development to include appropriate provision within new dwellings for the elderly and disabled and to promote accessibility. As the proposed works involve the conversion of an existing building, there are limitations to which the level of access can be improved without major intervention; however, it is considered that the ground floor family unit could reasonably be designed to be a step-free and accessible unit. As such a condition is recommended that this two ground floor unit is designed and constructed in accordance with Building Regulations Part M4(2) in line with the above mentioned policies.

Transport

- 3.32. Policy DP18 seeks to ensure that developments provide the minimum necessary car parking provision. The Council will, however, expect development to be car free in areas of high accessibility. Paragraph 5.9 of CPG7 defines highly accessible areas as those that have a PTAL rating of 4 and above. As identified above, the application site has a PTAL rating of 5 thereby requiring that this development must be car free. A car free agreement formed under a S106

legal agreement will therefore be required for all new units. This will ensure that the proposed conversion does not cause the existing parking conditions within the local area to be exacerbated and to promote sustainable transport methods.

- 3.33. Development Policy DP18 (Paragraphs 18.12 and 18.13) also requires development to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards (Refer to Appendix 2 of Camden Development Policies document as well as the London Plan 2016). These standards require a minimum of 5 spaces to be provided (1 space for 1 bedroom units, 2 spaces for all other units). A total of 4 spaces have been provided as part of the proposed works, however it is likely that an additional space could be provided without difficulty within the side courtyard for unit 1. A condition to secure this additional space to ensure that the development remains in accordance with this policy is recommended.

4. Recommendations

- 4.1. Grant planning conditional planning permission subject to s106 legal agreement with the following heads of terms:

- Car Free development

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th Feb 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'.

dMFK Architects
The Old Library
119 Cholmley Gardens
West End Lane
London
NW6 1AA

Application Ref: **2016/6284/P**

23 February 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:
195 Fordwych Road
London
NW2 3NH

Proposal:
Subdivision of single family dwellinghouse (C3) into no.3 self-contained units (1x 3bed, 1x 2bed & 1x 1bed) (C3) including single storey rear extensions at ground floor, hip to gable roof extension as well as installation of dormer window to rear roof slope. Associated alterations.

Drawing Nos: 1967-A05; (Prefix 2039): A100 P4, A110 P4, A120 P4, A130 P3, A200 P5, A210 P4, A300 P3, A310 P3, A320 P2; Planning Statement dated 20/01/17; Design and Access Statement (dated Oct 2016); Energy and Sustainability Statement ref. 1014326-RPT-GS001 (dated 02/12/16); Noise and Vibration Survey and Assessment ref. 16208-002 (dated Dec 2016)

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 policy DP24 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: 1967-A05; (Prefix 2039): A100 P4, A110 P4, A120 P4, A130 P3, A200 P5, A210 P4, A300 P3, A310 P3, A320 P2; Planning Statement dated 20/01/17; Design and Access Statement (dated Oct 2016); Energy and Sustainability Statement ref. 1014326-RPT-GS001 (dated 02/12/16); Noise and Vibration Survey and Assessment ref. 16208-002 (dated Dec 2016)

Reason:

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

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w [and L'nT,w] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely between the ground floor bedroom of unit 1 and the kitchen/living room of unit 2, the first floor bedroom of unit 2 and the kitchen and hall of unit 3 and those adjacent habitable rooms within the adjoining property. These details shall also demonstrate that attenuation measures have adequately reduced noise from the nearby railway in accordance with the submitted Noise and Vibration Survey and Assessment ref. 16208-002 (dated Dec 2016). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers of the development as well as adjoining premises in accordance with the requirements of 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..

5 At least 28 days before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the nearby industrial use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

6 Before the development commences, full details of secure and covered cycle storage area for 5 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

7 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)

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

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

- 9 Ground floor unit 1, as indicated on plan numbers hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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.

- 10 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Before the development commences, details of the location, design and method of refuse storage 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 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.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 With regard to condition no 9 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
- 8 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the development would include the creation of additional residential accommodation/units. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £1,500 (30sqm x £50) for

the Mayor's CIL and £15,000 (30sqm x £500 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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

DECISION