

Mr Charles Phu
Office for Architectural Culture
Southbank House
Black Prince Road
London SE1 7SJ

Application Ref: **2017/1265/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

4 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Greatcroft Centre
Great Croft
Cromer Street
LONDON
WC1H 8LF

Proposal:

Erection of a single-storey rear extension at lower ground floor level and hard and soft landscaping works including the creation of ramped garden access from street level
Drawing Nos: 1601-EX-001; 1601-EX-001A; 1601-EX-002; 1601-EX-002A; 1601-EX-003; 1601-EX-003A; 1601-GA-001; 1601-GA-002; 1601-GA-003; 1601-GA-003A; 1601-GA-004; 1601-GA-004A; 1601-GA-005; 1601-GA-006; 1601-GA-006A; 1601-GA-006B; 1601-GA-007; 1601-GA-001; Design & Access Statement (dated 27 Feb 2017); Arboricultural Report prepared by Andrew Day Arboricultural Consultancy (dated 4th March 2017)

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the London Borough of Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1601-EX-001; 1601-EX-001A; 1601-EX-002; 1601-EX-002A; 1601-EX-003; 1601-EX-003A; 1601-GA-001; 1601-GA-002; 1601-GA-003; 1601-GA-003A; 1601-GA-004; 1601-GA-004A; 1601-GA-005; 1601-GA-006; 1601-GA-006A; 1601-GA-006B; 1601-GA-007; 1601-GA-001; Design & Access Statement (dated 27 Feb 2017); Arboricultural Report prepared by Andrew Day Arboricultural Consultancy (dated 4th March 2017)

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

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

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and policy A3 of the London Borough of Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear part-glazed extension would be a subordinate addition to the six storey residential block and has a form that is considered to integrate well with the host building. The use of lightweight materials would prevent the extension from appearing bulky. By virtue of its form and design, it is not considered that the extension would detract from the townscape and therefore this visibility from the public realm is acceptable. The extension would occupy an existing area of hard

standing and not encroach on the shared green space. A green roof would help retain the green character of the garden area for those flats that would look down on the extension. Policy CS15 seeks to protect non-designated suitable land of 400sqm or more on large estates with the potential to be used as open space. The Council will not allow development on these open spaces unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. The applicant has justified the need to provide the accessible ramp as presently the access route is not suitable and potentially dangerous for the elderly users of the centre. The Council's Access officer has provided input into the design of the ramp to ensure it is policy compliant. Although the ramp would increase the area of hard standing, the material would be permeable and have areas of landscaping integrated within the design to soften the appearance. The loss of the two small Council trees involved with the ramp installation is considered acceptable by an officer in Parks & Open Spaces.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP29 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, C5, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the

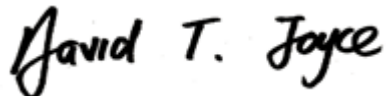
Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan 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.

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
Director of Regeneration and Planning