

Mr Cristian Marcos
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2016/2137/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Former Garages rear of 174 Camden Street and
29 Prowse Place
London
NW1 9PN**

Proposal:

Erection of a part 2 storey part 3 storey building to create 2 residential units (1 x 2 bed and 1 x 3 bed) with 2 roof terraces and 3 garages at ground floor level, along with extension of ground floor flat at 29 Prowse Place into part of ground floor, following the demolition of all existing garages (Part Retrospective Application]

Drawing Nos: Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01), Roof Plan (1207-0100-AP-003 PL01), Section 1 + Elevation 1 (Front) 1207-0100-AP-004 PL01 Elevation 2 (East) + Elevation 3 (West) 1207-0100-AP-005 PL01, Elevation 4 (Rear Elevation) 1207-0100-AP-006 PL01, Ground Floor - Demolition Plan (1207-0170-AP-001 PL01), Roof Plan - Demolition Plan (1207-0170-AP-002 PL01), Proposed Ground Floor Plan (1207-0200-AP-001 PL01), Proposed First Floor Plan (1207-0200-AP-002 PL01), Proposed Second Floor Plan (1207-0200-AP-003 PL02), Proposed Third Floor Roof Terrace Plan (1207-0200-AP-004 PL02), Proposed Roof Plan (1207-0200-AP-005 PL02), Proposed Sections A + B (1207-0300-AP-001 PL02), Section Garage 4 - Option 1 (1207-0300-AP-002 PL03), Proposed Jeffrey's Street Elevation 1 - Front (1207-0400-AP-001 PL03), Prowse Place Elevation 2 - East Side (1207-0400-AP-002 PL02), Proposed Elevation 3 West Side (207-0400-AP-003 PL02), Proposed Elevation 4



Rear (1207-0400-AP-004 PL02), Innovare-Windows-and Doors-Product-Specifications-IQ-Glass-UK, IQ 1193-01 Rev. D (Window Design), IQ 1193-02 Rev. C (Window Design), IQ 1193-03 Rev. C (Window Design), Brick - York Hand Made - 282x102x50 - Colour London Bridge with Old English Colour Mortar, Parex Through Colour Render 16-20mm Monorex GM - colour Natural White, Corten Steel, J+R Metalwork.

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 planning permission reference: 2014/4777/P dated 30/03/2015

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01) Location Plan (1207-0100-AP-001 PL01), Site - Ground Floor (1207-0100-AP-002 PL01) Roof Plan (1207-0100-AP-003 PL01), Section 1 + Elevation 1 (Front) 1207-0100-AP-004 PL01 Elevation 2 (East) + Elevation 3 (West) 1207-0100-AP-005 PL01, Elevation 4 (Rear Elevation) 1207-0100-AP-006 PL01, Ground Floor - Demolition Plan (1207-0170-AP-001 PL01), Roof Plan - Demolition Plan (1207-0170-AP-002 PL01), Proposed Ground Floor Plan (1207-0200-AP-001 PL01), Proposed First Floor Plan (1207-0200-AP-002 PL01), Proposed Second Floor Plan (1207-0200-AP-003 PL02), Proposed Third Floor Roof Terrace Plan (1207-0200-AP-004 PL02), Proposed Roof Plan (1207-0200-AP-005 PL02), Proposed Sections A + B (1207-0300-AP-001 PL02), Section Garage 4 - Option 1 (1207-0300-AP-002 PL03), Proposed Jeffrey's Street Elevation 1 - Front (1207-0400-AP-001 PL03), Prowse Place Elevation 2 - East Side (1207-0400-AP-002 PL02), Proposed Elevation 3 West Side (207-0400-AP-003 PL02), Proposed Elevation 4 Rear (1207-0400-AP-004 PL02), Innovare-Windows-and Doors-Product-Specifications-IQ-Glass-UK, IQ 1193-01 Rev. D (Window Design), IQ 1193-02 Rev. C (Window Design), IQ 1193-03 Rev. C (Window Design), Brick - York Hand Made - 282x102x50 - Colour London Bridge with Old English Colour Mortar, Parex Through Colour Render 16-20mm Monorex GM - colour Natural White, Corten Steel, J+R Metalwork.

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

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over

development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The cycle storage facility hereby approved shall 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.

- 5 The refuse storage facility hereby approved shall be provided in its entirety 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 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

- 4 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.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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.

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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Executive Director Supporting Communities

