

Ms Louise Turley
FT Architects Ltd
Hamilton House
Mabledon Place
London
WC1H 9BB

Application Ref: **2014/3330/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

31 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
13/15 Johns Mews
London
WC1N 2PA

Proposal:

Change of use from garage/workshop/offices (Class B1) to residential use (Class C3) to provide 2 dwellinghouses, including excavation works to create a new basement floor level, creation of 2 new courtyards, mansard roof extensions and elevational alterations to front and rear.

Drawing Nos: OS Extract (Site location plan): 200_32_100; Demolition drawings: 200_32_23, 200_32_24, 200_32_25, 200_32_26; Existing drawings: 200_32_01, 200_32_02, 200_32_03, 200_32_04; Proposed drawings: 200_32_17 (proposed street view visual), 200_32_18, 200_32_19, 200_32_20, 200_32_21, 200_32_22, 200_32_23, 200_32_24, 200_32_25, 200_32_26; Structural Drawings and Demolition Method Statement (revised on 09.02.2016): L14771/00-T2 General Notes; L14771/01-PL1 GA: Lower Ground Floor & Ground Floor Plans; L14771/02-PL1 GA: First and Second Floor Plans; L14771/03-PL1 GA: Roof Plan; L14771/04-PL1 GA: Sections A and B; L14771/05-PL1 GA: Sections 1-7 and Details; L14771/06-PL1 GA: Sections 8-19e; L14771/701-PL3 Temporary Works: Method Statement and Temporary Propping Plans; L14771/702-PL1 Temporary Works: Ground Beam Plan and Stage 1 Section; L14771/703-PL2 Temporary Works: Stage 2 and Stage 3 Section; Desk Top Study Report - DTS/4507- August 2014 (*aka Desk Top Study Report (BIA) - Re-uploaded March 2016*); Basement Impact



Assessment (January 2016) Ref BIA 4507D Rev 5, prepared by Chelmer Site Investigation Laboratories Ltd; Addendum Letter (Ref: BIA/4507f) Report Revised Ground Movement and Damage Category Assessments, dated 6.5.2016; Gas/Groundwater Monitoring Results Sheet (4507F) prepared by Chelmer Site Investigation Laboratories Ltd; Landborne Gas Assessment (CCS/4507D) prepared by Chelmer Site Investigation Laboratories Ltd; Geo-environmental Interpretative Report (GENV/4507) REV 3 dated June 2016 by Chelmer Consultancy Services; Supporting Marketing Information, prepared by FT Architects.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [OS Extract (Site location plan): 200_32_100; Demolition drawings: 200_32_23, 200_32_24, 200_32_25, 200_32_26; Existing drawings: 200_32_01, 200_32_02, 200_32_03, 200_32_04; Proposed drawings: 200_32_17 (proposed street view visual), 200_32_18, 200_32_19, 200_32_20, 200_32_21, 200_32_22, 200_32_23, 200_32_24, 200_32_25, 200_32_26; Structural Drawings and Demolition Method Statement (revised on 09.02.2016): L14771/00-T2 General Notes; L14771/01-PL1 GA: Lower Ground Floor & Ground Floor Plans; L14771/02-PL1 GA: First and Second Floor Plans; L14771/03-PL1 GA: Roof Plan; L14771/04-PL1 GA: Sections A and B; L14771/05-PL1 GA: Sections 1-7 and Details; L14771/06-PL1 GA: Sections 8-19e; L14771/701-PL3 Temporary Works: Method Statement and Temporary Propping Plans; L14771/702-PL1 Temporary Works: Ground Beam Plan and Stage 1 Section; L14771/703-PL2 Temporary Works: Stage 2 and Stage 3 Section; Desk Top Study Report - DTS/4507- August 2014 (*aka Desk Top Study Report (BIA) - Re-uploaded March 2016*); Basement Impact Assessment (January 2016) Ref BIA 4507D Rev 5, prepared by Chelmer Site Investigation Laboratories Ltd; Addendum Letter (Ref: BIA/4507f) Report Revised Ground Movement and Damage Category Assessments, dated 6.5.2016; Gas/Groundwater Monitoring Results Sheet (4507F) prepared by Chelmer Site

Investigation Laboratories Ltd; Landborne Gas Assessment (CCS/4507D) prepared by Chelmer Site Investigation Laboratories Ltd; Geo-environmental Interpretative Report (GENV/4507) REV 3 dated June 2016 by Chelmer Consultancy Services; Supporting Marketing Information, prepared by FT Architects]

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

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, 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.

- 5 The roofs of the dwellings hereby permitted shall not be used as terraces or any other type of amenity space and access to them shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

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.

- 7 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of the relevant part of the development, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

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 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage 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.

- 9 The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.

Reason: To protect future occupiers of the development from the possible contamination arising in connection with the buildings on 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.

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

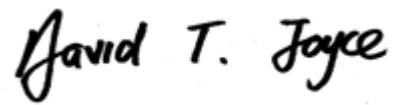
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your attention is drawn to the fact that there 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.

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