

Mr Lewis Westhoff
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/2125/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

15 June 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:
286-290 Kilburn High Road
London
NW6 2DB

Proposal:

Erection of rear extensions at 1st & 2nd floor levels to increase the size of 4 x flats (previously approved under ref: 2015/4791/P) to provide 1 x 1 bedroom unit and 3 x 2 bedroom units; alterations to rear fenestration; and shopfront alterations.

Drawing Nos: 0S, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, PN.01, PN.02, PN.03, 5431 - P.01, 5431 - P.02, 5431 - P.03, 5431 - P.04, 5431 - P.05, 5431 - P.06, 5431 - P.07, Two tier Information sheets 1 to 5, Design & Access Statement dated 23/2/2017, photographs of completed flats and planning statement dated 12 April 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and Policy D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PN.02, 5431 - P.01, 5431 - P.02, 5431 - P.03, 5431 - P.04, 5431 - P.05, 5431 - P.06, Two tier Information sheets 1 to 5

Reason:

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

- 4 The proposed side window facing 292 Kilburn High Road shall be fitted with obscure glazing and be non-openable below a height of 1.7m from the finished floor level and shall be retained and maintained thereafter.

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, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the Camden Local Plan Submission Draft 2016.

- 5 Cycle parking for 20 x bicycles as shown on approved drawing no. 5431 - P.01 and Two tier Information sheets 1 to 5, 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, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and Policy T1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting

Prior approval was previously granted for the change of use from offices to 16 flats; 9 flats of which are ready for occupation. The residential use is therefore considered to have been established. This application seeks permission for the erection of a 2 storey rear extension to increase the floor space and improve the standard of 4 x existing flats. The development would provide 3 x 2 bed flats and 1

x 1 bed flat.

The 2 x 2 bedroom flats at 1st floor (Flats 4 and 7) feature similar layouts and are considered to be acceptable. Although they are single aspect, they both feature large rooflights above the kitchen/living room, outside amenity space in the form of a small balcony, and exceed the minimum gross internal floor area (GIA) for a 2 bed flat.

At 2nd floor, Flat 9 (2 bed) is considered to provide a satisfactory layout, outlook and light levels. Although the overall GIA would be slightly below standard, both bedrooms would comply with London Plan Standards and outside amenity space is provided. Overall, this unit is considered to provide an acceptable standard of accommodation. Flat 10 (1 bed) is also acceptable in terms of layout, outlook and light levels. It would exceed the minimum GIA required for a 1 bed unit, and outside amenity space is provided. Overall, the development is considered to provide good quality residential accommodation.

The existing shopfronts are not considered to be high quality nor retain any historic architectural details which the Council would be minded to preserve. At present, they feature overly large fascia signs, and the proposal to reduce these and unify the size of the fascias is welcomed.

To the rear, the building features a full width, full depth ground floor extension, with piecemeal development at 1st & 2nd floor levels. The proposed extension at 1st floor would cover the same width and depth as the ground floor. The 2 balconies would provide a visual break and reduce the bulk of the extension.

At 2nd floor level, 3 outrigger extensions are proposed with inset balconies between them. This would continue the pattern of half width outriggers at this level and is considered to improve the appearance of the host building and wider terrace.

Although the extensions would be fairly large, they are set down one full storey below the eaves in accordance with Camden's design guidance, and the use of setbacks and balconies helps to break up the mass of the development. On balance, the extensions are considered to enhance the character and appearance of the host building. The use of matching brickwork and timber-framed sash windows and doors would respect the original architectural style and would be an improvement on the existing untidy appearance to the rear.

Most windows are rear-facing which would preserve the privacy of neighbouring occupants. 2 small side windows facing no. 292 would be obscured, which can be secured by condition. No. 284 is unlikely to be affected by the additional extensions in terms of privacy, outlook or daylight as they would not project beyond the existing extension at 2nd floor. There may be a minor effect on daylight reaching no. 292; however, this building is non-residential and therefore impacts to daylight/sunlight are considered to be of less significance than if it were residential. On balance, the impact is considered to be acceptable.

Cycle parking for 20 cycles would be provided in accordance with Camden's

guidance. The 4 new flats would also be secured as car-free via legal agreement.

1 objection has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. The application building is not listed, nor is it located within a conservation area.

- 2 As such, the proposed development is in general accordance with policies CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP17, DP18, DP19, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies H1, H6, A1, D1, T1 and T2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.
- 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 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.
- 5 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

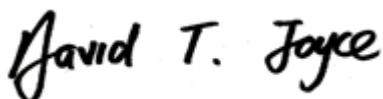
- 6 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 7 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.
- 8 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.
- 9 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



David Joyce
Director of Regeneration and Planning