

Mr Artia Golestani  
Artia Golestani Architecture Ltd  
First floor,  
27 South Villas  
Camden Square  
London  
NW1 9BT

Application Ref: **2016/7099/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

28 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:  
**177 York Way**  
**London**  
**N7 9LN**

**Proposal:**

Demolition and reconstruction of rear closet wing extension, works of conversion from one self-contained flat and creation of 3x 1bed self-contained flats at 1st and 2nd floor levels; including the change of use of rear ground floor room from (hot food take-away Use Class A5) to ancillary C3 floorspace; fenestration works including provision of French door and Juliette Balcony, two rooflights to main valley roof plus two grilles to front pavement lightwell on York Way.

Drawing Nos: Location plan; Existing - 177YW-EX-01; 177YW-EX-02; 177YW-EX-03; 177YW-EX-04; 177YW-EX-DEM-01 RevA; 177YW-EX-DEM-02; 177YW-EX-DEM-03 RevA; 177YW-EX-DEM-04 RevA; Proposed / 177YW-PR-01RevA; 177YW-PR-02A; 177YW-PR-03A; 177YW-PR-04RevB; 177YW-PR-05 RevA; 177YW-PR-06RevB; Design & Access Statement, rev A February 2017; Dwelling mix justification, 10th February 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 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 [Location plan; Existing - 177YW-EX-01; 177YW-EX-02; 177YW-EX-03; 177YW-EX-04; 177YW-EX-DEM-01 RevA; 177YW-EX-DEM-02; 177YW-EX-DEM-03 RevA; 177YW-EX-DEM-04 RevA; Proposed / 177YW-PR-01RevA; 177YW-PR-02A; 177YW-PR-03A; 177YW-PR-04RevB; 177YW-PR-05 RevA; 177YW-PR-06RevB; Design & Access Statement, rev A February 2017; Dwelling mix justification, 10th February 2017.]

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

- 4 The 3x cycle spaces hereby approved and shown on the ground floor plan shall be provided in their entirety prior to the first occupation of the development, and permanently maintained and 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 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)

#### Informative(s):

- 1 Reasons for granting permission:

The existing building comprises 1x 3xbed maisonette at 1st to 3rd floor levels with a takeaway at ground floor level. The proposal would create 3x residential units (3x1bed) in total. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. In this instance, the proposal would not result in any net loss of residential unit. The units' sizes are 38.4, 37.4 and 54.3sqm and they are below the minimum national residential space standards; but are of a size sufficiently large to provide a reasonable standard of accommodation. As such, the proposal is not policy compliant in terms of unit sizes. In this instance however, the applicant has submitted supporting justification to support the proposal for larger flats, which was not achievable in this instance. Although 1 less unit with a larger overall floorspace would have been preferred, it is considered that in this instance, the new units are acceptable in amenities and layout. Suitable cycle storage space at ground floor level for 3x cycles is provided and is policy compliant; also acceptable refuse storage space is provided at ground floor level. There is no objection to the loss of A5 floorspace at the ground floor level for cycle storage. The applicant has provided evidence to confirm an existing residential parking permit at the application address; and this will continue with Flat A. On this basis, as 2x units are likely to result in additional traffic generation and the applicant has agreed to enter into 'carfree' housing arrangement.

The proposal was revised to omit pavement grills and replacement sash windows at the front basement floor level. With the exception of the parapet element, the proposed 2nd floor extension would mirror the design, depth and the height of the buildings within the terrace group; and comprise matching brick and painted timber sash windows. The proposed extension in terms of design, scale and proportions and materials would be subordinate to the host building and harmonise with the characteristic 3-storey closet wings and is considered acceptable. At 1-storey below the roof eaves, the proposed extension would be CPG1 compliant; and would not harm the appearance of the host building or impact negatively on the character and appearance of the conservation area. The fenestration alterations of Juliette balcony and new double-glazed sash windows at the rear ground floor level are of matching design to the existing and are acceptable. Overall therefore, the proposed alterations to the host building are considered acceptable.

Amenity: There would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy or added sense of enclosure.

One written comment has been received prior to making this decision. The relevant planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012. The proposal also accords with Policies A1, H1; H2; H6; T1; T2; D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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 Noise and Licensing Enforcement Team, 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 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.
- 6 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 additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. 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 £4585 (54.3sqm & 37.4sqm x £50) for the Mayor's CIL and £45850 (54.3sqm & 37.4sqm 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

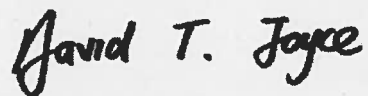
once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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.

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning

