

Mr Prizer
31 Paxton Road
London
SE23 2QG

Application Ref: **2016/4935/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

6 July 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:
Gordon House
6 Lissenden Gardens
London
NW5 1LX

Proposal:

Erection of a two storey roof extension at roof level to create 9 self-contained residential dwellings (Class C3) (1 x 3 bedroom flats and 8 x 2 bedroom flat).

Drawing Nos: Daylight and Sunlight Study, dated 23 September 2015; Energy and Sustainability Statement Dated 22/12/2016; 533 - SL - 001 Rev P01; 533 - SL - 100 Rev P01; 533 - SL - 200 Rev P01; 533 - EL - 300 Rev P01; 533 - EL - 301 Rev P01; 533A - SE - 210 Rev P01; 533 - SE - 211 Rev P01; 533A - EL - 310 Rev P01; 533A - EL - 3101 Rev P01; 533A - EL - 312 Rev P01; 533A - EL - 313 Rev P01; 533A - PL - 110 Rev P01; 533A - PL - 111 Rev P01; 533 - PL - 112 Rev P01.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
 - b) Details of all windows (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans [Daylight and Sunlight Study, dated 23 September 2015; Energy and Sustainability Statement Dated 22/12/2016; 533 - SL - 001 Rev P01; 533 - SL - 100 Rev P01; 533 - SL - 200 Rev P01; 533 - EL - 300 Rev P01; 533 - EL - 301 Rev P01; 533A - SE - 210 Rev P01; 533 - SE - 211 Rev P01; 533A - EL - 310 Rev P01; 533A - EL - 3101 Rev P01; 533A - EL - 312 Rev P01; 533A - EL - 313 Rev P01; 533A - PL - 110 Rev P01; 533A - PL - 111 Rev P01; 533 - PL - 112 Rev P01.]

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

- 5 Before the development commences, details of secure and covered cycle storage area for 18 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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 T1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of the refuse store at ground floor level shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the premises, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities for refuse storage in accordance with the requirements of policies CS5 of the London Borough of Camden Local Plan 2017.

- 7 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 policy CC3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to implementation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

REASON: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy A3 of the London Borough of Camden Local Plan 2017.

- 10 Full details of the green roof shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. 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 CC1 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The site is located on the east side of Lissenden Gardens on the corner with Gordon House Road. The property is recessed back from the road with a driveway to the front. The site is bounded to the north by Glenhurst Avenue, to the west by Salcombe Lodge, Heathview to the south and offices/commercial buildings to the west.

The existing building is noted as making a neutral contribution to the character and appearance of the area in the adopted 2009 Dartmouth Park Conservation Area appraisal and management strategy (DM CAAMS). Permission was granted in 2011 (ref: 2010/2564/P) and subsequently implemented in 2014 for the erection a 'flat topped' single storey roof extension to create 5 self-contained residential dwellings. The nature of 'implementation' was the construction of the associated cycle store, confirmed as part of ref: 2014/6984/P.

Permission was granted in 2015 (ref: 2015/3489/P) and remains extant for the erection of a two storey roof extension at roof level to create 4 self-contained residential dwellings (Class C3) (3 x 3 bedroom flats, and 1 x 4 bedroom flat). The scheme would therefore not implement the approved 2011 scheme but instead replace it with a 2 storey roof addition, affectively extending the extant permission by 1 floor.

This planning application would replicate the form, scale, size, detailed design and materials of the approved 2015 scheme, albeit by provide 9 units (1 x 3 bedroom duplex and 8 x 2 bedroom) rather than just 4 (3 x 3 bedroom and 1 x 4 bedroom duplex) units.

In mind of the extant permission which this application would replicate, the architectural approach would reinforce the industrial aesthetic of the host building and group of building along this section of Gordon House Road. The design would promote the positive aspects of the retained building and add to the area with an

interesting and high quality roofscape. The saw tooth roofscape, window design and use of contrasting industrial materials for the roof and windows would strengthen the architectural approach as well as maintain the texture and patina, which contributes to the character of the building, but improve the aesthetic by unifying the facade. The scheme represents high quality contemporary architecture which would enhance the character and appearance of the conservation area. The detailed design will be secured by way of condition to ensure the quality of the finish appearance, materials and detailed execution.

The proposed floorspace of the new residential units are above the minimum floorspace as specified in the London Plan. It is considered that the units have appropriate layouts with adequate natural light, are dual aspect and benefit from natural ventilation. Furthermore the proposal would provide 8 units of very high priority units; positively adding towards Camden's housing stock. A condition shall ensure details of a refuse store, as depicted on plan, shall be provided in its entirety prior to the first occupation of the premises.

The proposal would not result in overlooking, loss of sunlight/daylight and outlook of any greater detriment than the extant permission. The newly introduced windows would be arranged in an appropriate way to ensure the new development would not overlook the neighbouring properties to an unreasonable degree and the form of the extension is such that it would minimise its impact upon daylight, annual probable sunlight and overshadowing as per the submitted Sunlight and Daylight Report.

Terms to be secured by a S106 Legal Agreement include all 9 units being car-free, a car-capped* development, financial contributions to highways works, a Construction Management Plan and implementation fee and energy and sustainability measures.

- 2 *There is currently off-street parking associated with the existing ground floor uses, namely a crossover serving two parking bays. It is not possible to extend the existing crossover due to an on-street parking bay and a tree. A S106 Legal Agreement is therefore recommended to limit the amount of parking in this area associated with the existing ground floor uses to two spaces by design.

The development shall provide 18 x external cycle parking spaces, secured by way of condition.

One objection from the Dartmouth Park CAAC has been received prior to making this decision and related to the specified use of UPVC. The use of UPVC is not proposed and shall be secured by way of condition. The sites planning history was 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11, CS14, CS15, CS17, CS18 of the London Borough of Camden Local

Development Framework Core Strategy, and policies DP2, DP3, DP5, DP6, DP16, DP17, DP18, DP22, DP24, DP25, DP26, DP28 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 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 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 £49,800 (996sqm x £50) for the Mayor's CIL and £498,000 (996sqm 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.

- 6 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.
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term

letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 8 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

