

Mr John Hough
Oakley Hough Limited
The Barn Stebbing Farm Fishers
Green Stevenage SG1 2JB

Application Ref: **2017/0068/P**

Please ask for:

Nora-Andreea

Constantinescu

Telephone: 020 7974 5758

11 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:

**Management/Workshop Estate Office
Boydell Court
St John's Wood Park
London
NW8 6NJ**

Proposal:

Extension of the management workshop/office space (Class B1a) at the ground floor and erection of a first floor extension above it to create an independent 1 x 3 bedroom residential flat (Class C3).

Drawing Nos:

717/301; 717/400 A; 717/402 A; 717/403 B; 717/404; 717/405 B; Sunlight and Daylight Assessment Rev A - 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 and policy DP24 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:

717/301; 717/400 A; 717/402 A; 717/403 B; 717/404; 717/405 B; Sunlight and Daylight Assessment Rev A - April 2017.

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2 cycling spaces 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 the new unit, and permanently retained thereafter.

Reason: To ensure 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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission has previously been granted for the erection of a workshop/office between the bicycle store and the garden of No. 4 Court Close to existing estate under application reference 2011/2057/P.

The proposal seeks to add an additional new entrance to serve the residential unit and to infill the gap between the workshop and the garages with a new workshop/office unit and to add a new residential unit at the first floor level.

The proposed workshop/office structure would have an area of 39.7sqm and it would replicate the design of the existing building in terms of window and door

openings and aluminium frames. The provision of an office space is considered to be acceptable in this location.

The design of the additional first floor is also guided by elements of the existing structure such as windows and materials. The residential unit would be accessed through a central staircase which projects slightly beyond the existing front elevation line.

The proposed residential unit would be a 3 bedroom flat with an internal floorspace (GIA) of 92.7sqm which exceeds the National Housing Space Standards of 86sqm for a 3 bed 5 person flat. The flat would have outlook on three sides and a daylight and sunlight report has been provided which confirms that all rooms would exceed the recommended daylight and sunlight levels for kitchen, living room and bedrooms set out within the BRE standards. It is therefore considered that the proposed residential unit would achieve a high standard of living accommodation for the prospective occupiers.

Following negotiation with the applicant, the scheme has been revised to overcome the impact on the amenity of adjacent properties. As such, the provision of two French windows with Juliet balconies facing the garden of no 4 Court Close St John's Wood have been removed and replaced with a window modest in size, set back from the buildings' front elevation. The proposed residential windows would be located at a distance of over 14m from Block A of Boydell Court Apartment Building, which is considered sufficient to overcome any undue loss of privacy impact. It is therefore considered that the proposed structure would not cause any detrimental harm to the amenities of neighbouring residents.

The proposed structure would match the materials of the existing workshop unit, would preserve its appearance and it is not considered to cause any significant harm to the court and wider area.

The proposal includes the provision of a cycle store for 2 spaces in close proximity to an existing cycle store. Details of this facility would be secured by means of condition. The proposed development would be car free and this would be secured through a s106 legal agreement.

One objection was received prior to making this decision, which is duly addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS6, CS11, CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP5, DP13, DP17, DP18, DP24, and Camden Local Plan Submission Draft 2016, with regard to policies D1, A1, H1, H7, T1, T2 and E2 . The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2012.

- 2 The Inspector's report on the Council's emerging 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.

- 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

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 initial 'D'.

David Joyce
Director of Regeneration and Planning

