

Knight Gratrix Architects
Knight Gratrix Architects
Upper Studio
98 Broadway
Leigh on Sea
SS9 1ABApplication Ref: **2017/1002/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal AgreementAddress:
28 Greville Street
London
EC1N 8SU

Proposal:

Erection of a roof extension at 5th floor level to create 2 self-contained flats (Class C3), including alterations to the chimney flue, replacement roof level fire staircase enclosure plus perimeter balustrades and alteration to front elevation at 4th floor level to an office building (Class B1) (permission previously granted under ref.2013/5868/P dated 10/06/2014)

Drawing Nos: Location plan; HD-615/3000; 3001; 3002; 3003; 3004; 3005; 4009; Proposed - HD-615/4000 B; 4001 B; 4002 B; 4003 B; 4004 B; 4005 B; 4006 B; 4007 B; 4008 B; 4009; 4010 B; 8000 B; 8001 B; 8002; 8003 B; 8004 B; 8005 B; Design & Access Statement.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; HD-615/3000; 3001; 3002; 3003; 3004; 3005; 4009; Proposed - HD-615/4000 B; 4001 B; 4002 B; 4003 B; 4004 B; 4005 B; 4006 B; 4007 B; 4008 B; 4009; 4010 B; 8000 B; 8001 B; 8002; 8003 B; 8004 B; 8005 B; Design & Access Statement.

Reason:

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

- 4 Notwithstanding the details shown on the approved plans, the angle of the front slope of the new 5th floor roof shall match that of the existing 4th floor roof and that of the adjoining party wall upstand of no.30 Greville Street.

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

Informative(s):

- 1 Reasons for granting permission.

The same proposal for a fifth storey roof extension and other external alterations has already been granted consent under planning ref. 2013/5868/P dated 10/06/2014. Given there have been no material changes in the policy context, and the neighbouring buildings have not undergone any substantial alterations; a further explanatory assessment is not warranted. The proposal is still considered acceptable in terms of land use, residential space standards, design and impact on amenity. Due to the location of the proposed works at roof level above and the lack of space to provide secure cycle parking at ground floor level, it has been agreed to waive the requirement to provide cycle parking.

The current proposal would be 'car-free' in keeping with the extant approved scheme and this shall be secured by a s.106 legal agreement. Given the Central London location and constrained nature of the site, it is considered that a Construction Management Plan should be secured by S106 legal agreement to ensure that any potential harm to amenity and local transport conditions is managed effectively.

The proposal is considered to preserve the character and appearance of the

conservation area. 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 Reform Act 2013.

No objections have been received prior to making this decision. 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP17, DP18, DP19, DP21, DP22, DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies H1, H6, A1, D1, D2, CC3, CC5, T1 and T2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 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

- 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



David Joyce
Director of Regeneration and Planning