

Mr
Kruszelnicki Leetch Architects
6 Westgate Street
E8 3RN
United Kingdom

Application Ref: **2015/6064/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 3366

12 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:
10 Agamemnon Road
London
NW6 1DY

Proposal:

Change of use from 7 individual studio flats and 2 bedsits, to 4 x 2 bedroom flats, extension to existing basement, including new lightwells to the front and rear; extension of ground floor extensions, new front bin storage unit and boundary fence.

Drawing Nos: Basement Impact Assessment (August 2016); Geo-environmental Interpretative Report (August 2016); Basement Impact Statement (ref 2707/BIS/001/DP) issued November 2015 by David Joseph Consulting; Email dated 24 November 2016 from Kruszelnicki Leetch Architects;

(0061-DR-)0010 P05; 0011 P05; 0012 P05; 0013 P05; 0014 P04; 0015 P04; 0016 P04; 0017 P07; 0018 P07; 0019 P07; 0020 P07; 0021 P06.

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 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)

- 4 The 4 x residential units as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of the development details of the basement works

programme as required by Cl.233 of the Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners shall be submitted and approved, following independent assessment, by the Council.

Reason: To safeguard the appearance and structural stability of neighbouring buildings 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 DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Basement Impact Assessment (August 2016); Geo-environmental Interpretative Report (August 2016); Basement Impact Statement (ref 2707/BIS/001/DP) issued November 2015 by David Joseph Consulting; Email dated 24 November 2016 from Kruszelnicki Leetch Architects;

(0061-DR-)0010 P05; 0011 P05; 0012 P05; 0013 P05; 0014 P04; 0015 P04; 0016 P04; 0017 P07; 0018 P07; 0019 P07; 0020 P07; 0021 P06.

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

Informative(s):

- 1 Reasons for granting permission.

The property is currently divided into 2x bedsits with shared facilities and 7x self-contained studio flats. The largest bedsit is 12sqm and the studios range in size from 14sqm to 21sqm.

All the existing rooms are below the Nationally Described Space Standard requirements of a minimum of 37sqm and are considered substandard, as such the loss of more than 2 residential units to ensure an improvement in residential standards is acceptable in principle, in accordance with Policy DP2.

The proposal would see 4x2bed flats spread from an enlarged basement level up to roof level. The units would range in size from 61sqm to 72sqm and are aimed at either 3people or 4people, broadly complying with the space standards of 61sqm (2bp3p units) and 70sqm (2b4p units).

The proposed 4x2bed flats reflect the council's identified need for 2 bed dwellings which are identified in the development plan as a 'very high' priority. The proposed dwelling mix is therefore considered acceptable in line with policy DP5.

The scheme has been revised following concerns that the basement unit would have poor outlook and light levels and lack of outdoor space, a stepped/landscaped element has now been introduced at the rear to allow access

to the garden and to provide better outlook and light levels.

All other units would have good outlook at both the front and rear. The ground floor unit would have access to the garden and the first floor unit would have access to a rear terrace. The top floor flat would not have any outdoor space; although unfortunate it is considered acceptable in this instance given the site constraints which do not easily allow for outdoor space to be provided at high level.

In terms of design the proposal is considered to be acceptable, it would introduce a single storey rear extension and reinstate a front boundary wall/bin store area.

The rear extension would be subordinate to the host building and would not obscure any important historic features; it would be in line with the existing extensions at neighbouring buildings. It would be clad in timber which allows it to be read as a separate contemporary addition to the building.

A small bicycle store would be erected at the rear of the garden, it would be constructed from timber, be modest in size and no higher than the boundary fence. It would not appear as an incongruous feature and would not harm neighbouring amenity.

Camden Planning Guidance welcomes the reinstatement of lost features; at present there is no front boundary treatment, following revisions a low brick boundary wall with appropriate pillars and integrated bin store is proposed. The location of the bin store to the side boundary is considered to be the most appropriate solution and is acceptable.

The landscaped stepped area leading down to the basement flat at the rear is acceptable and will not be overly visible from any surrounding area.

There would be no impact on the amenity of adjoining neighbours as a result of the proposal, other than a rear first floor window all openings will remain as existing and there would be no change in the residential use. The rear first floor window above the proposed single storey extension would be changed into a door to allow access onto a terrace.

The terrace has been set back by 850mm from the sides of the extension to reduce potential overlooking; this is acceptable and a precedent for terraces above rear extensions has already been set in the area.

Cycle parking would be provided by way of a stand at the front boundary, a rear storage shed in the garden and additional space within a secure room at basement level. Furthermore, there is space within each unit should residents wish to store their bikes in their home. The London Plan would require 8 spaces; it is considered that there is sufficient space within the development to provide this number.

- 2 In accordance with existing policy, all units will be designated as Car-Free, secured

by a s106 legal agreement, to ensure there is no undue impact on parking in the area and to ensure sustainable modes of transport are used.

The existing cellar would be enlarged to under the entire footprint of the building to project under the proposed rear extension; the side return area would also be excavated to create external amenity space and access to the rear garden for the basement flat. A BIA has been submitted with amendments and updated information by the applicant. The updated report has been independently assessed by the councils independent assessor (Campbell Reith) who concluded that subject to conditions, securing details of SuDS and a detailed work programme, the proposed basement is acceptable.

Traffic flows resulting from the development are likely to be fairly low, however due to the amount of excavation required for the basement extension and the sensitive nature of the local streets, a CMP will be secured via s106 agreement. Additionally an 'Approval In Principle' (AIP) report, will be secured via s106 in order to ensure that the proposed development would not affect the stability of the public highway (footway) adjacent to the site, including proposed mitigation measures.

To allow for any damage caused during construction of the proposed development to be repaired a financial contribution for highway works (repaving the footway) directly adjacent to the site on Agamemnon Road will be also secured via Section 106.

No objections have been received prior to making this decision. The sites planning history 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 Reform Act 2013.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 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; 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.

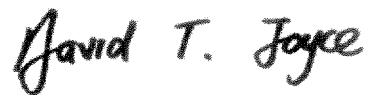
- 5 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April 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 m2 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 and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.
- 6 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.
- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 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.
- 9 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.

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

