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Application Ref: **2016/6134/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

24 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Unit A
44 St Paul's Crescent
London
NW1 9TN

Proposal:

Variation to condition 2 (approved plans) of planning permission 2015/2552/P granted on 02/07/2015 (for erection of a two storey side extension with a ground floor integral garage), namely to include- (i) change of roof material on 2 storey extension from zinc to slate, (ii) alterations and replacement of existing aluminium windows with double glazed timber framed windows, (iii) alterations to brickwork, (iv) alterations to ground and first floor windows and doors on the western and southern elevations, (v) removal of roof light and two velux windows within the roof, (vi) alterations to first floor window openings in the western elevation, (vii) replacement of glazed balcony screens with galvanised steel railings at first floor level, (viii) replacement of sliding garage doors with up and over door openings, and (ix) replacement of continuous lintel above the garage doors with individual steel lintels.

Drawing Nos: 100 rev B; 200 rev A; 201 rev A; 202 rev A; 210 rev C; 211 rev C; 212 rev B; 310 rev F; 311 rev B; 700 rev A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 rev B; 200 rev A; 201 rev A; 202 rev A; 210 rev C; 211 rev C; 212 rev B; 310 rev F; 311 rev B; 700 rev A

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

- 3 Prior to commencement of development, a Construction Management Statement (setting out measures for ensuring highway safety and management of service vehicles, deliveries and waste disposal throughout the construction period) shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect amenities of the area in accordance with policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 4 The parking spaces within the garage shall be used exclusively in connection with the Class B1 use.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies A1 and T2 of the London Borough of Camden Local Plan 2017.

- 5 Manufacturer's specifications and samples of all facing materials shall be submitted to and approved in writing by the local planning authority prior to commencement.

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

Informative(s):

- 1 Reasons for granting permission.

The alterations to the existing permission include a number of minor material amendments to rationalise the approved scheme.

The changes to the approved extension include a change to roof material on the 2 storey extension from zinc to slate that would match the traditional roof material on the existing building. The alterations and replacement of existing aluminium windows with double glazed aluminium framed windows (rather than triple glazed timber windows) is considered an acceptable amendment within the contemporary extension. The remainder of the changes include alterations to brickwork to replace saw tooth pattern black engineering bricks with stretcher bond black engineering bricks on the southern front elevation, alterations to windows and doors on the western and southern elevations, removal of roof light and two velux windows within the roof, alterations to first floor window openings in the western elevation, replacement of glazed balcony screens with galvanised steel railings at first floor level, replacement of sliding garage doors with up and over door openings, and replacement of continuous lintel above the garage doors with individual steel lintels. These changes are considered minor in nature and will not alter or harm the original design concept, appearance or bulk of the approved extension. Overall, the external changes are considered to be in keeping with the originally consented development and would result in a high quality design that would enhance the character and appearance of the surrounding conservation area.

Several amendments have been made to the proposal during the course of the application that relate to the existing historic industrial building. Concern was raised to the replacement of the original one over one single glazed window openings with single glazed frameless windows in the original building and the loss of the set back reveals. It was also proposed to rationalise the position of the window openings to respond to the internal changes within the building. This degree of intervention to this modest building would strip away the historic character of the industrial building and was considered unacceptable. The applicant amended the drawings to reintroduce these reminders of traditional early 20th century style of the industrial building. The changes are now considered to preserve the building's character and appearance.

The original permission included the creation of a garage at ground floor level for two off-street car parking spaces. This element of the proposal remains unchanged. Although policy T2 of the Camden Local Plan 2017 resists the creation of new off-street parking spaces, the original permission represents a reduction in the level of parking on site and this element of the scheme remains unchanged, thus the proposed garage is considered to be acceptable.

Given the nature and location of the proposals, which are not surrounded by any immediate residential occupiers, it is not considered that any undue harm would result to neighbouring occupiers by way of a loss of outlook, sunlight, daylight or privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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.

The proposed development is in general accordance with policies A1, D1, D2 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 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 £6050 (121sqm x £50) for the Mayor's CIL and £0 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

David T. Joyce

David Joyce
Director of Regeneration and Planning