

Mr Alan Gunne-Jones
Planning & Development Associates
Ltd
120 Pall Mall
London
SW1Y 5EA

Application Ref: **2017/1455/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 September 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:
124 St Pancras Way
London
NW1 9NB

Proposal: Conversion of single dwellinghouse into 2 residential flats and associated internal alterations.

Drawing Nos: A100_Site, 200_Block Plan, 101_Basement Floor_StripOut rev 01, 102_Ground Floor_StripOut rev 01, 103_First Floor_StripOut rev 01, 104_Second Floor_StripOut rev 01, 150_Section AA rev 01, 151_Section BB rev 01, 160_Elevation_South rev 01, 161_Elevation_North rev 01, 162_Elevations_West rev 01, 500_Typical Door & Ornament Details rev 01, 501_Internal Window&Door Schedule rev 01, 502_Internal Window&Door Schedule rev 01, A401_External Doors, A421_External Windows, A422_External Windows, 201_Basement Floor Plans rev 01, 202_Ground Floor_Plans rev 01, 203_First Floor_Plans rev 01, 204_Second Floor_Plans rev 01, 205_Roof_Plans rev 01, 250_Section AA, 251_Section BB, A700_Drylining Detail Ground Floor rev 01, A701_Drylining Detail First Floor rev 01, A702_Drylining Detail Second Floor rev 01, A705_Floor Construction Map_Ground Floor rev 01, A706_Floor Construction Map_First Floor rev 01, A707_Floor Construction Map_Second Floor rev 01, Planning and Design & Access Statement dated 10 March 2017, and Heritage Impact Assessment dated March 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 The development hereby permitted shall be carried out in accordance with the following drawings:

A100_Site, 200_Block Plan, 101_Basment Floor_StripOut rev 01, 102_Ground Floor_StripOut rev 01, 103_First Floor_StripOut rev 01, 104_Second Floor_StripOut rev 01, 150_Section AA rev 01, 151_Section BB rev 01, 160_Elevation_South rev 01, 161_Elevation_North rev 01, 162_Elevations_West rev 01, 500_Typical Door & Ornament Details rev 01, 501_Internal Window&Door Schedule rev 01, 502_Internal Window&Door Schedule rev 01, A401_External Doors, A421_External Windows, A422_External Windows, 201_Basement Floor Plans rev 01, 202_Ground Floor_Plans rev 01, 203_First Floor_Plans rev 01, 204_Second Floor_Plans rev 01, 205_Roof_Plans rev 01, 250_Section AA, 251_Section BB, A700_Drylining Detail Ground Floor rev 01, A701_Drylining Detail First Floor rev 01, A702_Drylining Detail Second Floor rev 01, A705_Floor Construction Map_Ground Floor rev 01, A706_Floor Construction Map_First Floor rev 01, A707_Floor Construction Map_Second Floor rev 01, Planning and Design & Access Statement dated 10 March 2017, and Heritage Impact Assessment dated March 2017.

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

- 3 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 The noise level in rooms at the development hereby approved shall meet the noise

standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan June 2017.

Informative(s):

1 Reasons for granting permission.

The proposal involves the conversion of the existing 4 bedroom single dwellinghouse into 1 x 1 bedroom flat at lower ground floor level and 1 x 2 bedroom flat over the upper floors. There would be no associated external alterations and therefore no impact on the appearance of the host listed building and wider Jeffrey's Street Conservation Area.

The loss of a single dwellinghouse is considered acceptable as the increase in the number of residential units meets a priority land use of Camden's Core Strategy. Furthermore, the development would provide a 2 bedroom flat which is identified as very high priority (Policy H7). The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

Both flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 41sqm for the lower ground floor flat and 134sqm for the 2 bedroom flat at ground - 2nd floor level. All habitable rooms would comply with recommended size standards. Both flats would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation.

The site has a PTAL rating of 6a (excellent level of accessibility by public transport). The development will therefore be car-free, as secured by way of a S106 planning obligation. Although the proposal does not provide cycle parking in accordance with London Plan requirements, this is considered acceptable in this instance given the constrained nature of the site and its heritage significance. In addition, the building and large rear garden provides ample space to store cycles.

Due to the nature of the proposals and the fact that there would be no external changes, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy.

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

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

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 [ERR] 2013.

As such, the proposed development is in general accordance with policies H1, H6, A1, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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).
- 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 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.
- 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

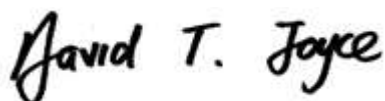
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 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 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