

Mr Matthew Humphreys
H Planning Ltd
7 Ridgmount Street
London
WC1E 7AE

Application Ref: **2016/5155/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

28 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:
144 Clerkenwell Road
LONDON
EC1R
5DP

Proposal:

Erection of roof extension including new lift-core at rear; re-configuration of the fourth floor residential units, to provide 3x2 bedroom units at the fourth and fifth floors, with associated work.

Drawing Nos: Location Plan / (GA 001 & GA 002); GA 100 Rev A; GA 101; GA 102; GA 103 ; GA 110 ; GA 111 ;GA 120 ; GA 121; GA 122 ; DE 130 ; DE 131; DE 132 ; GA 200 ; GA 201 ; GA 202 ;GA 203 ;GA 204 ; GA 205B Rev B; GA 206 Rev A; GA 300 Rev A; GA 301 ;GA 400 Rev B; GA 401 Rev B; GA 402 Rev B; GA 403 Rev C; Planning Statement, September 2016; Design & Access Statement September 20th 2016.

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 policies A1, D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan / (GA 001 & GA 002); GA 100 Rev A; GA 101; GA 102; GA 103 ; GA 110 ; GA 111 ;GA 120 ; GA 121; GA 122 ; DE 130 ; DE 131; DE 132 ; GA 200 ; GA 201 ; GA 202 ;GA 203 ;GA 204 ; GA 205B Rev B; GA 206 Rev A; GA 300 Rev A; GA 301 ;GA 400 Rev B; GA 401 Rev B; GA 402 Rev B; GA 403 Rev C; Planning Statement, September 2016; Design & Access Statement September 20th 2016.]

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) A panel of facing brickwork, measuring no less than 1.5m x 1.5m demonstrating the proposed colour, texture, face-bond and pointing; and samples of those materials to be provided on site.
 - b) Samples and /or manufacturer's details of new facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.

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 A1, D1 and D2 of the Camden Local Plan 2017.

- 5 The 6x cycle spaces hereby approved and shown on the fourth floor plan shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The host building has an irregular floorplate that is part oval and part rectangular with split levels being lower at the rear (north) and higher at the front (south). The proposed contemporary design roof extension would be set behind brick parapet walls by 700mm on the northern, eastern and part of the south-western sides (front) of the host building; and would largely align with the existing chimneys. On its southern side (front), the extension would be set back approximately 2.6m to minimise its visual impact when viewed opposite from Clerkenwell Road. Excluding the proposed lift core extension (western side) towards the rear, the extension would create 121sqm of new residential floorspace and would be subordinate to the host building. The extension would be largely glazed and designed to appear lightweight in appearance. It would respond to and complement the elevation below and the similar roof extension opposite at No.146 Clerkenwell Road and would not appear overly bulky or visually prominent. As such, the proposed roof extension would not harm the appearance of the host building or impact negatively on the character or the appearance of the conservation area and is considered acceptable. No objections are raised to the proposed roof terrace associated with the new flat on design or residential amenity grounds.

The proposed new lift core extension would be located to the rear on the western side. To accommodate this, approximately 14sqm of Class B1a floorspace at ground floor level would be lost. This would be compensated by 13sqm of commercial accommodation reprovided on the upper floors and the 1sqm loss is considered to be negligible. The proposed lift core extension would have a modest floorplate of 6sqm that would extend between the existing ground floor extension and new 5th floor level. Some of the existing windows, which front onto White Bear Yard and a cul-de-sac, would be removed and blocked up. However, in this location, the lift core extension would be limited to private views and would not be visible from the public realm. Utilising matching brick, the proposed extension would not harm the character and appearance of the host building or the conservation area and is considered acceptable. Neither of the extensions, owing to their limited bulk and design, would give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or privacy or increased sense of enclosure.

At 4th floor level, 2 x existing studio units (with gross internal floor areas of 40 & 42sqm respectively) plus 1 x 1-bed self-contained flat would be re-configured with a net loss of 1 x studio unit that is currently sub-standard in condition. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. The proposal would be in accordance with these policies and would allow sub-standard units to be enlarged to meet the national residential space standards. The new 3-person units (60 & 69sqm) would comprise two sets of double bedrooms each and large open-plan kitchen/dining rooms with dual aspect views. The units would exceed the national residential space standards and would be acceptable in size, layout

and amenity. The new 5th floor unit (121sqm) would also exceed the standards comprising two sets of double bedrooms (15 & 22sqm), a large open-plan kitchen/dining and dining room (42sqm) and dual aspect views with access onto a roof terrace. The habitable rooms for the new flats are largely stacked and would receive an adequate amount of daylight and natural ventilation and are considered acceptable.

- 2 The site has a PTAL rating of 6b (best - excellent level of accessibility by public transport). As the new flat is likely to generate additional on-street parking demand a section 106 agreement is required to secure a car-free development. Six cycle storage spaces would be provided internally on the 4th floor level within the communal lobby area all in compliance with LDF policies and would be secured by condition. A waste and recycling storage area would be provided next to the new lift-core at all floor levels and these are considered to be acceptable.

The neighbouring occupiers were consulted on the application. No objections have been received and the planning and appeal history of the site was taken into account in 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012. The proposal also accords with Policies A1, D1, D2, H7, T1 and T2 of the Camden Local Plan Submission Draft 2016.

- 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 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 £7550 (151sqm x £50) for the Mayor's CIL and £75500 (151sqm x £500) using the relevant rate for uplift in that type of floorspace) 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.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

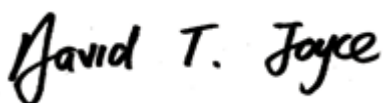
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 The Inspector's report on the 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.

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