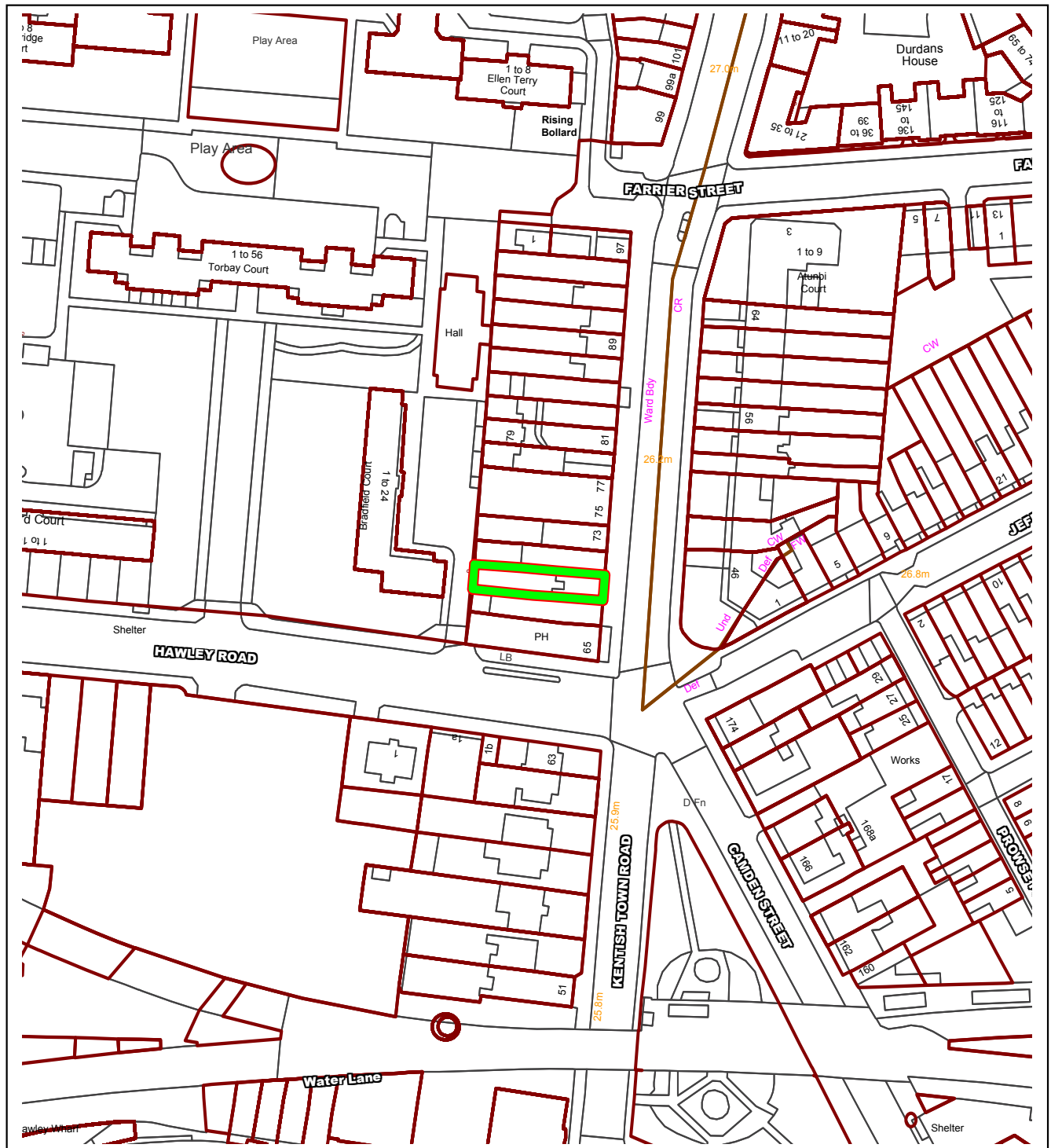


# 69 Kentish Town Road 2016/2424/P



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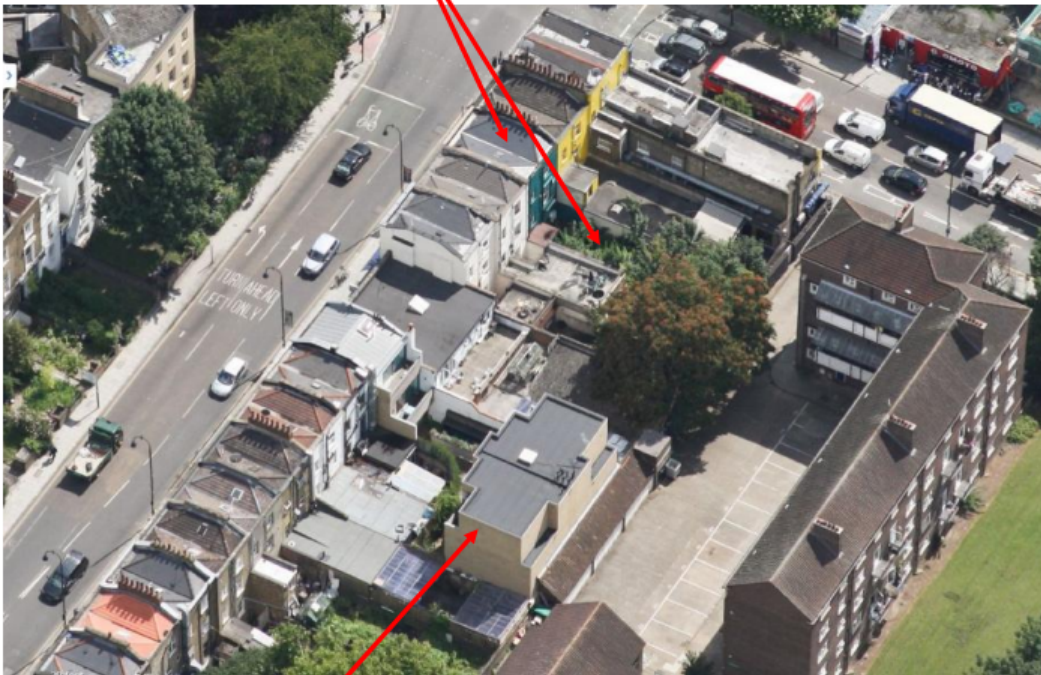
Photo 1: Front elevation of application building



Photo 2: Rear view from Hawley Road (application building painted grey)



69 Kentish Town



Aerial: Showing extensions to the rear of Kentish Town Road.

79 Kentish Town Road:  
A large three-storey plus basement  
block of flats constructed in 2008.

Photo 3: Aerial view



Photo 4: View of rear garden from 1<sup>st</sup> floor window (lower ground floor lean-to to the left and ground floor extension to the right).



Photo 5: Existing lower ground floor lean-to extension



Photo 6: Two storey extension to the rear of no.71





Photo 7: Two storey and closet wing extension at no. 67.



Photo 8: Looking north along the rear of the terrace



Photo 9: Indicative sketch of proposals. Please note that the closet wing extension has subsequently been reduced in width and height.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/08/2016
		N/A / attached		Consultation Expiry Date:	27/07/2016
Officer			Application Number(s)		
Laura Hazelton			2016/2424/P		
Application Address			Drawing Numbers		
69 Kentish Town Road London NW1 8NY			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of existing basement; erection of two storey upper ground and lower ground floor rear extension to create 1 x 1 bedroom maisonette; and erection of 1st floor closet wing extension.					
Recommendation(s):		Grant planning permission subject to S106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed between 06/07/2016 and 27/07/2016. The application was not advertised in the local press because the site is not located within a conservation area.					
	7 adjoining neighbours were notified by letter and no objections were received.					
CAAC/Local groups* comments: *Please Specify	The South Kentish Town CAAC objected on the following grounds:					
	Design  <div>1. Insufficient attention given to conservation issues – the property is opposite Jeffrey’s Street CA and near Grade II Listed properties on Kentish Town Road and Hawley Road.</div> <div>2. Two storey extension is unacceptable and harms the traditional rear elevation.</div> <div>3. The extension would take more than 50% of the back garden.</div> <div>4. BIA is insufficient.</div> <div>5. Impacts to London Underground.</div> <div>6. Design statement does not address design-for-living access.</div> <div>7. Insufficient attention has been given to the façade.</div> <div>8. No consideration of how the shop would contribute to the local economy.</div> <div>Officer response</div> <div>1. The proposed development to the rear of the application site is not considered to impact the character of the Jeffrey’s Street Conservation Area or the setting of the nearest Listed Buildings on the opposite side of Kentish Town Road.</div> <div>2. Please refer to design section (section 7).</div> <div>3. The proposed extension would have a footprint of approximately 41sqm, which would leave a rear garden of 49sqm.</div> <div>4. Campbell Reith have confirmed that the BIA and additional information submitted is acceptable. Please refer to section 9 for full analysis.</div> <div>5. Please refer to paragraph 9.8.</div> <div>6. The standard of residential accommodation is considered acceptable given the fact that the development involves the conversion of an existing building. Refer to section 6 for full analysis.</div> <div>7. Please refer to design section 7.</div> <div>8. The proposals do not involve a change of use to the existing shop unit, just an increase in floor space. Economic considerations are not a material planning consideration in the determination of the current application.</div>					



## Site Description

The application site is a three storey property with lower ground floor on the west side of Kentish Town Road, north of the junction with Hawley Road. The ground floor unit is currently commercial premises with associated storage at basement level, and there is a two bedroom residential flat at first and second floor, similar to adjacent properties. The surrounding area is a mixture of residential and commercial premises.

The site is not listed nor does it lie within a Conservation Area. Nevertheless it sits within a parade of four consecutive properties that are similar in scale and all of which maintain original valley roofs. The site lies within the TfL Underground Zone of Influence and is within the Kentish Town 2010 town centre area.

The surrounding terrace is characterised by large two storey rear extensions, many of which are built across the entire plot.

## Relevant History

There is no planning history for the application site.

No. 67

2003/3040/P - The erection of a two storey rear extension to provide additional 2-bedroom flat, plus the creation of terraces at rear first and second floor levels.

No. 71

TP32838/13623 - The extension to the one-storey (repair and store) addition to the shop premises at the rear of 71. Granted 02/03/1949.

No. 75-77

2003/3153/P - Erection of a single storey extension to the existing two-storey building to provide a two-bed flat at second floor level, and alterations to existing ground and first floor street elevation. Granted 15/01/2004.

No. 79

2006/0638/P - Construction of a three-storey plus basement building comprising 6 flats (two two-bedroom flats and four one-bedroom flats) to the rear of the site and accessed via Kentish Town Road, as an amendment to application 2003/2381/P (redevelopment of the whole site to provide infill development on Kentish Town Road for three storey building and single storey building to the rear) and which was further amended by application 2004/0923/P. Granted 06/04/2006.

## Relevant policies

**National Planning Policy Framework (2012)**

**London Plan 2015 consolidated with alterations**

**LDF Core Strategy**

CS1 Distribution of growth

CS3 Other highly accessible areas  
CS5 Managing the impact of growth and development  
CS6 Providing quality homes  
CS11 Promoting sustainable and efficient travel  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity  
CS16 Improving Camden's health and wellbeing  
CS18 Dealing with our waste and encouraging recycling  
CS19 Delivering and monitoring the Core Strategy

#### **LDF Development Policies**

DP2 Making full use of Camden's capacity for housing  
DP3 Contributions to the supply of affordable housing  
DP5 Homes of different sizes  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP19 Managing the impact of parking  
DP20 Movement of goods and materials  
DP21 Development connecting to the highway network  
DP22 Promoting sustainable design and construction  
DP23 Water  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basements and lightwells  
DP28 Noise and vibration  
DP29 Improving access  
DP32 Air quality and Camden's Clear Zone

#### **Camden Planning Guidance (CPG)**

CPG1 Design (2015)  
CPG2 Housing (2016)  
CPG3 Sustainability (2015)  
CPG4 Basements and Lightwells (2015)  
CPG6 Amenity (2011)  
CPG7 Transport (2011)  
CPG8 Planning Obligations (2015)

#### **Kentish Town Neighbourhood Plan 2016**

##### **Draft Camden Local Plan (2016)**

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.

The following policies are considered to be relevant:

G1 Delivery and location of growth  
H1 Maximising housing supply  
H3 Protecting existing homes  
H6 Housing choice and mix  
H7 Large and small homes  
A1 Managing the impact of development  
A4 Noise and vibration  
A5 Basements  
D1 Design  
D2 Heritage  
T1 Prioritising walking, cycling and public transport  
T2 Car-free development and limiting the availability of parking  
T4 Promoting the sustainable movement of goods and materials

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the following works:

- Demolition of existing single storey lean-to extension at lower ground level measuring 2.3m high, 1.5m wide and 2.2m deep; and demolition of existing two storey extension at lower ground/ground level measuring 1.7m deep, 2.4m wide and 4.4m high.
- Erection of two storey extension at lower ground and ground floor to provide office and storage space ancillary to the ground floor shop and a new 1 x 1 bedroom unit. The extension would measure 7.7m deep, 5.2m wide and 5.4m high. The extension at lower ground floor involves the excavation of 41sqm of the rear garden to a depth of 1.9m.
- Erection of first floor closet wing extension measuring 1.8m high, 2.7m wide and 2.8m deep to provide an additional 3<sup>rd</sup> bedroom to the existing 2 bedroom flat at first and second floor. The internal floor level is sunken, to give an internal head height of 2.2m.
- The proposed two storey extension would be constructed in London stock brickwork with white aluminium framed doors and windows to the rear elevation. The flat-roofed extension would feature a green roof and 2 x rooflights measuring 1.7m x 1.1m and 0.6m x 1.1m, projecting to a maximum height of 0.3m.
- The first storey closet wing extension would be rendered to match the existing upper floors with a traditional 4 pane window and felt roof to match those of the surrounding properties.

### 1.2 Revisions

1.3 The proposal was revised to incorporate the following changes:

- Reduce the width of the first floor extension from 3.3m to 2.7m;
- Reduce the height of the two storey extension from 5.5m to 5.4m high and increase the depth of excavation from 1.5m to 1.9m. By bringing down the height of the extension, the join between the extension and closet wing is improved along with the outlook from the first floor bedroom window.
- Remove a clerestory window from first floor rear elevation;
- Provision of an internal cycle parking space for the new 1 bedroom flat.

### 2.0 Assessment



2.1 The principle planning considerations material to the determination of this application are considered to be as follows:

- The principle of the development
- Dwelling mix
- Affordable housing contribution
- Standard of residential accommodation
- Design (impact on the character and appearance of the host building and wider terrace)
- Impact on neighbouring amenity
- Basement development
- Transport considerations
- CIL

### **3.0 Principle of the development**

3.1 Policy CS3 seeks to promote appropriate development in the highly accessible areas. These areas are considered to be suitable locations for the provision of homes and are particularly suitable for uses that are likely to significantly increase the demand for travel. Policy DP2 and Policy H1 of the Local Plan submission draft seeks to maximise the supply of additional homes in the borough.

3.2 Insofar as housing is regarded as the priority land-use of the Local Development Framework and the Emerging Local Plan, the principle of the development is considered to be acceptable, subject to the detailed considerations below.

### **4.0 Dwelling Mix**

4.1 Policy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes, and Policy DP5 helps to implement this element of the policy by seeking to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT).

4.2 The DSPT indicates that 1-bed units (market housing) have “lower” priority; 2-bed units (market housing) have “very high” priority and 3-bedroom units (market housing) have “medium” priority. The DSPT also aims for market housing schemes to provide at least 40% 2 bed units.

4.3 The Local Plan Submission Draft has adjusted the priorities from the current local plan and has identified that both 2 bedroom and 3 bedroom market dwellings are the highest priority, whilst 1 bedroom and 4+ bedroom units are lower priority. Nevertheless, the Council acknowledges that there is a need and/ or demand for dwellings of every size and would expect most developments to include some homes that have been given a medium or lower priority level.

4.4 In this case, the proposal would provide 1 x 1 bedroom unit and would increase the size of the 2 bedroom flat to 3 bedrooms. The development would still provide one higher priority dwelling size and a new 1 bedroom dwelling. Given the size and nature of the site, a second larger dwelling would be difficult to provide in this location and the proposed mix of dwelling sizes is considered acceptable in this instance.

### **5.0 Affordable housing contribution**

5.1 Policy DP3 requires all residential development with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing. The Council considers that a floor space of 1,000 sqm is

capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floor space of 1,000 sqm to make a contribution to the supply of affordable housing.

5.2 The Emerging Local Plan sets out new requirements for the provision of affordable housing within new residential developments. Policy H4 will seek to secure a contribution to affordable housing from all developments that include housing and provide one or more additional homes. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home. Targets are applied to additional housing floorspace proposed, not to existing housing floorspace or replacement floorspace.

5.3 In this case, the proposal would provide 1 residential units and an uplift of 88sqm, which means there is no requirement for the applicant to make a contribution towards affordable housing.

## **6.0 Standard of residential accommodation**

6.1 The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by CPG2 (Housing). The DCLG sets out new nationally described space standards which all new dwellings, including conversions of existing residential units, must meet.

6.2 The new 1 bedroom maisonette would have an internal floor area of 65.6sqm which comfortably exceeds the minimum gross internal area (GIA) requirement of 58sqm for a 1 bedroom, 2 person 2 storey dwelling; and the double bedroom measuring 13sqm would exceed the minimum requirement of 11.5sqm. Although the dwelling would only be single aspect, it would feature large sliding doors onto the rear garden at lower ground floor level to provide natural light to the kitchen and living room and rooflights above the ground floor to provide light for the internal corridor and study. An internal cycle space and storage cupboard would be provided along with outside amenity space and overall, the proposed development is considered to provide an acceptable residential standard for future occupiers.

## **7.0 Design**

7.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The following considerations contained within policies CS5 and CS14 of the Core Strategy and policies DP24 and DP25 of the Development Policies are relevant to the application: development should consider the principle of the development; and the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings. Similarly, replacement policy D1 requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area.

7.2 Camden's LDF policies are supported by CPG1 (Design) and the Kentish Town Neighbourhood Plan 2016.

7.3 The application site sits within a terrace of 16 similar three storey terraced properties (except for a two-storey mid-terrace infill property). The terrace is characterised by very large single and double storey extensions, many of which are constructed up to the rear boundary line. Both the adjoining neighbours (nos. 67 and 71) feature large two storey rear extensions and no. 67 has a similar first floor closet wing extension to that currently proposed. A three storey plus basement building comprising 6 flats was approved to the rear of no.79 in 2006. Therefore the principle of a larger rear extension is considered acceptable and would not cause harm to the character and appearance of the host building or wider terrace.

7.4 The bulk of the two storey extension is considered acceptable. It would be a similar height and depth to the

adjoining two storey extensions. The proposed development would fit well within the surrounding context and would unify the appearance of the rear elevations of the wider terrace. The closet wing extension would be a modest addition, and would be similar dimensions to that at no. 67.

7.5 The closet wing extension would be rendered to match the existing rear elevation and would have a traditional felt-roof and 4 pane window to pick up on the traditional fenestration design to the rear of neighbouring properties. Although the window would be uPVC which the Council does not generally support, it is considered acceptable in this instance given the fact that the application building is not located within a conservation area and the existing windows are all uPVC.

7.6 The two storey extension would be constructed of London Stock Brick which is considered a sympathetic choice in this context and would feature a green roof above. Details of the green roof and a maintenance plan would be secured by condition if planning permission is granted. To the rear elevation, white aluminium-framed doors and windows would be installed. Although more contemporary in appearance, they would pick up the existing white framed windows at the application site and are considered a sympathetic choice.

7.7 The proposal would retain a fairly large rear garden of approximately 50sqm which would be re-landscaped. This would be an improvement on the existing overgrown, un-used garden and would help to maintain the existing verdant nature of the rear garden.

## **8.0 Impact on neighbouring amenity**

8.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 and replacement Policy A1 support this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

8.2 The proposed two storey rear extension would be set back behind the extension at no. 65 by 1.1m at ground floor level and would project forward of the extension at no. 71 by 0.6m. It would measure a similar height to both extensions and is therefore not considered to impact neighbouring amenity in terms of outlook, daylight or privacy. The first floor closet wing extension would sit adjacent to the similar extension at no. 65 and would project to a similar depth, so also is considered to have very limited impact on neighbouring amenity at this property.

8.3 A condition would be secured preventing the use of the green roof as a terrace if planning permission is granted, to preserve the privacy of neighbouring occupants using the existing terrace at no.71.

## **9.0 Basement development**

9.1 Policy DP27 states that 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. It states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.'

9.2 It further states that, the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. The supporting justification states 'although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a



way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment’.

9.3 Draft Local Plan policy A5 take a more robust approach to basements and is more prescriptive. Sections (j) and (l) expect basement development to extend into the garden no further than 50% of the depth of the host Building and be set back from neighbouring property boundaries where it extends beyond the footprint of the host building. The proposed basement would extend beyond the footprint of the existing building, but line up with the proposed extension above. In this instance it is considered that, as the basement would match the footprint of the proposed extension above, the development is largely above ground, and the bulk of the extension is considered appropriate in the context of large neighbouring extensions, that the proposal meets the aims of policy A5 as it is subordinate to the host building.

9.4 The proposals involve the extension of the existing basement floor by approximately 39.4sqm and the excavation of a rear patio area which steps up to the raised garden at the rear of the site. Owing to the fact that the site sits within an area with underground development constraints including subterranean (groundwater) flow, slope stability, surface water flow/flooding, and hydrological constraints, the applicant’s Basement Impact Assessment (BIA) has been subject to independent verification by Campbell Reith in accordance with D27 and CPG4. The BIA has been undertaken by Rose & Associates who are considered to have suitable qualifications for the assessment.

9.5 Campbell Reith released their initial report in September 2016 and found that the BIA required further additional information including:

- Detailed form of construction to determine impact upon geology, hydrology and hydrogeology.
- Further site investigation.
- Groundwater level monitoring.
- Ground investigation.
- Interpretation of geology to produce engineering values.
- Geotechnical interpretation.
- Appropriate impact assessment.
- Trial pits.

9.6 Additional information was provided by Rose & Associates on 01/03/2017 which Campbell Reith confirmed did not fully address their queries in their second audit report dated April 2017. Rose & Associates provided further monitoring, flood risk assessment and outline construction information on 23/05/2017. Campbell Reith issued their final report in June 2017 which confirmed that the additional information was sufficient and closed out their audit.

9.7 As such, officers consider that based on the expert advice the applicant has demonstrated that the proposal would accord with the requirements of policy DP27 and associated CPG4. Should planning permission be granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works.

#### London Underground

9.8 London Underground were consulted due to the proximity of the application to the TFL zone of influence. They confirmed that due to the fact that the basement works are to the rear of the building, the London Underground is unlikely to be affected by the development. If planning permission is granted, a condition will be secured stating that the London Underground must be kept updated with construction programme / intended works etc. so they can ensure the safeguarding of their assets.

## **10.0 Transport considerations**

### Cycle Parking

10.1 Development Policy DP18 requires development to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards. Development is also expected to provide cycle parking facilities in accordance with the minimum requirements of the London Plan, which requires 1 space per studio/1 bedroom unit. The development would therefore be required to provide 1 long-stay cycle parking space.

10.2 The proposal would provide 1 internal cycle parking space within the new residential unit. Although it is not step-free, the Council's Transport Officer has confirmed it is acceptable, given the existing site constraints and lack of space to the front of the property.

### Car Parking

10.3 Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The Council expects development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport. Draft Local Plan policy T2 requires all new residential development to be car-free.

10.4 The site is located in the Camden Town North controlled parking zone (CA-F(n)). Policies CS11, DP18, DP19 and CPG7 collectively require new (or additional) residential developments to be car-free in areas that are easily accessible by public transport. Sites with a PTAL rating of 4 or above are generally considered to be easily accessible by public transport.

10.5 The proposals do not seek to introduce on-site car parking and thus are in keeping with policies CS11, DP18, DP19 and DP21. If planning permission is granted, it would be subject to a s106 planning obligation requiring the 1 new residential unit to be fully car-free.

### Highways Contribution

10.6 The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. This is repeated in draft Local Plan policy A1.

10.7 The proposed works could lead to damage to the footways and carriageway directly adjacent to the site. Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution for highway works would therefore be secured as a Section 106 planning obligation if planning permission is granted.

### Management of Construction Impacts on the Public Highway in the local area

10.8 The site is located close to the junction at Kentish Town Road and Hawley Road and the nature of the project is likely to generate a significant number of construction vehicle movements during the overall construction period. Construction vehicles may hinder the traffic flow on Kentish Town Road and may cause conflicts with the traffic light junction as a result.

10.9 The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air

quality). The Council would therefore need to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be secured as a Section 106 planning obligation if planning permission was granted.

10.10 A financial contribution of £1,140 would also be secured to cover the costs of reviewing the Construction Management Plan. This would also need to be secured by a Section 106 planning obligation if planning permission is granted.

## **11.0 CIL**

11.1 The proposal involves the creation of one new residential unit and an uplift in floorspace and is therefore liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL.

## **12.0 Recommendation**

12.1 Grant planning permission subject to a S106 Legal Agreement with the following heads of terms:

- Car-free development.
- Construction management plan and implementation fee of £1,140.00.
- Highways Contribution of £4,284.33.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19<sup>th</sup> June 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Arthurell and Kirkland  
19 Wharfdale Road  
London  
N1 9SB

Application Ref: **2016/2424/P**

14 June 2017

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**69 Kentish Town Road**  
**London**  
**NW1 8NY**

Proposal:  
Extension of existing basement; erection of two storey upper ground and lower ground floor rear extension to create 1 x 1 bedroom maisonette; and erection of 1st floor closet wing extension.

Drawing Nos: 01, 02, 03, 04, 05, 07 rev D, 08 rev C, 12 rev C, 13 rev D, 14 rev C, 15 rev C, 16 rev C, 17 rev A, 18 rev A, 19, Design & Access Statement dated 2016, Basement Impact Assessment rev A dated 11/08/2016, Heave Assessment Dated August 2015 rev A dated Feb 2017, Basement details drawing ref 16063 01, Geotechnical Investigation dated 13/12/2016, Control of ground movement and building monitoring dated May 2017, Flood Risk Assessment dated 19/05/2017.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and Policy D1 of the Camden Local Plan submission draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, 05, 07 rev D, 08 rev C, 12 rev C, 13 rev D, 14 rev C, 15 rev C, 16 rev C, 17 rev A, 18 rev A, 19.

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies and Policies CC3 and A3 of the Camden Local Plan Submission Draft 2016.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

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, policy DP27 of the London Borough of Camden Local Development Framework Development Policies and Policy A5 of the Camden Local Plan Submission Draft 2016.

- 6 The London Underground shall be kept updated with regard to the construction programme/underground construction works.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, policies DP16 (The transport implications of development), DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies and policies and Policy T3 (Transport Infrastructure) of the Camden Local Plan Submission Draft 2016.

- 7 The flat roof of the rear extension hereby approved shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan submission draft 2016.

Informative(s):

- 1 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).

- 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 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.
- 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 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.

Yours faithfully

**DRAFT**

**DECISION**