

Mr Don McGowan
Arta Architectural
Portland House
51 Colney Hatch Lane
London
N10 1LJ

Application Ref: **2017/3651/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

25 October 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:
7-8 Midford Place
London
W1T 5BG

Proposal:

Erection of three storey extension to B1(a) office building in east elevation from first to third floor, erection of roof extension to part of west roof including installation of rooflights (north, south and west slopes). Replacement extension to north facing elevation at second floor. Installation of rooflights and plant louvres at second floor in north east roof (rear). Revised fenestration to the north (including installation of windows at third floor), east and west elevations.

Drawing Nos: Daylight and Sunlight Study 25 April 2017, Design & Access Statement, MID P 01 B, MID P 02 C, MID P 03 C, MID P 04 C, MID P 05 C, MID P 06 C, MID P 07 C, MID P 14 B, MID P 16 C, MID P 17 C, MID P 08 M, MID P 09 H, MID P 10 H, MID P 11 E, MID P 12 E, MID P 13 D, MID P 15 C, MID P 11 G and MID P 15 C.

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

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

Daylight and Sunlight Study, Design & Access Statement, MID P 01 B, MID P 02 C, MID P 03 C, MID P 04 C, MID P 05 C, MID P 06 C, MID P 07 C, MID P 14 B, MID P 16 C, MID P 17 C, MID P 08 M, MID P 09 H, MID P 10 H, MID P 11 E, MID P 12 E, MID P 13 D, MID P 15 C, MID P 11 G and MID P 15 C.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle storage details shown in plan 'MID P 08 O' shall be provided in its entirety prior to the first occupation of the premises and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.
Land Use
The proposed development shall result in an additional 68sqm of B1(a) office floorspace within the Central London Area, supported by Policy E1 seeking office development in this area and Policy E2 protecting employment premises and sites

within the borough. The proposed additional floorspace is therefore supported in policy terms and does not trigger any requirement for mixed use or residential floorspace under Policy H2 given the additional space does not exceed 200sqm.

Design

The proposal includes internal re-configuration along with additional floorspace as part of a three storey infill extension in the north east side of the building. An existing glazed rear extension at second floor is to be replaced. Two air conditioning units currently located on the roof at first floor in the north west corner are to be removed and replaced with three new units on the second floor flat roof at the rear of the property in the north west corner. The roof level of the west part of the building is to be raised to increase headroom and is to include a front rooflight, two side rooflights and one rear rooflight.

The three storey extension is to be located in a void space in a U shaped recess on the east facing side of the building where it would not be visible from the streetscene. The extension shall be brick to match the main property and shall include two strip windows at second and third floor serving WCs. The extension shall not dominate the existing building being a subservient addition.

The raised roof on the west side of the building is also to be constructed from materials to match the main property and is considered a subtle addition which would not be overly noticeable from the streetscene. The addition would not detract from the character of the property.

The replacement rear extension at second floor level is to be a brick construction and is considered an improvement on the dated part glazed addition. The addition at second floor matches the size of the extension it replaces and remains a modestly sized addition to the existing building.

The high level rooflights to the roof addition and the rooflights at the rear of the property would not be overly visible and are therefore considered to be acceptable. The plant louvres are to be discreetly located in the north east corner of the roof at the rear of the building. The proposed fenestration details are generally consistent with the character of the property matching the existing windows and are considered to be appropriate in design terms. Overall, the proposed design is deemed acceptable.

Amenity

The proposed development is not considered to be harmful in terms of amenity. The properties along Midford Crescent are generally in commercial office use with residential properties to the west and north of the site (in the street parallel, Grafton Way). The infill extension and the raised roof on the west part of the building are not considered to cause loss of light, outlook or overlooking due to their location, limited amount of glazing and overall size.

An acoustic report has been submitted for the three AC units and reviewed by Environmental Health. An acoustic condition has been imposed to ensure the noise emitted is 10dBA below the existing background noise level.

2 Reason for granting permission (continued).

Transport

The site has excellent public transport access. The proposed cycle storage was revised during the process of this application and now 6 long stay and 1 short stay covered, accessible cycle store stands have been provided which is policy compliant.

A Construction Management Plan, monitoring fee and highways contribution shall be secured via s106 legal agreement to manage the impact of construction. The proposal is considered acceptable in transport terms subject to cycle storage being installed (secure via condition) and a s106 legal agreement with the terms mentioned.

One objection has been received prior to making this decision and considered in determining the application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, E1, E2, A1, A4, D1, D2, T1, T2 and T4 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 3 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).
- 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 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.
- 5 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.

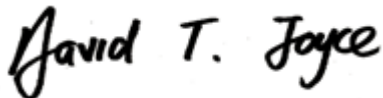
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning