

Miss Suzanne Kimman
JLL
30 Warwick Street
London
W1B 5NH

Application Ref: **2017/2794/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

9 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Ashton Court
254-256 Camden Road
London
NW1 9HF

Proposal:

Variation of Condition 3 (approved plans) to planning permission ref: 2015/4553/P granted 01/12/16 [reconfiguration, part demolition and extension of sheltered accommodation (Class C3), consisting of 36 units (29 x studios, 6 x 1 bedroom and 1 x 2 bedroom) to provide 24 x 1 bedroom units and 5 x 2 bedroom mews houses], to amend appearance and form of 5 x mews houses.

Drawing Nos: Superseded:

[Drawings] OH233-0-23 Rev P1 - Site location plan; OH233-1-01 Rev P2 - Proposed; ground & first floor plans; OH233-1-02 Rev P2 - Proposed; second & third floor plans; OH233-1-05 Rev P3 - Proposed Mews Plans All Floors; OH233-1-06 Rev P1 - Proposed; basement plan; OH233-1-07 Rev P2 - Proposed; roof plans; OH233-2-11 Rev P2 - Camden Park Road Existing/proposed elevations; OH233-2-13 Rev P2 - Elevations Camden Mews - Mews Front Elevations; OH233-2-14 Rev P2 - Elevations Options to Camden Mews (rear) - Mews Rear Elevations; OH233-2-17 Rev P1 - Camden Park Road (rear) Existing/proposed elevations; OH233-3-01 Rev P1 - Proposed Sections A/B/C/D Camden Mews; Coloured Elevations (August 2015) OH2334-02 Rev P1; Proposed View



OH233-V-01, Proposed View OH233-V-02, Proposed View OH233-V-03, Proposed View OH233-V-04, Proposed View OH233-V-05 (3D views);

[Documents] Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Solar Study (November 2015), Overshadowing Study (November 2015), Plan Showing Cycle Storage in Mews/Plan Showing Revised Refuse Store Door (November 2015); Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Geotechnical and Geoenvironmental Desktop, prepared by Campbell Reith, dated July 2015; Basement Impact Assessment, prepared by Campbell Reith, dated July 2015; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Independent Review of Basement Impact Assessment, prepared by LBH Wembley, dated December 2015.

Proposed: [Documents] Basement Impact Assessment letter (FDfd-12047-010617- Ashton Court) by Campbell Reith dated 1st June 2017; Basement Impact Assessment by Campbell Reith, dated September 2017; Ground Movement Assessment by Campbell Reith, dated September 2017; Geotechnical and Geoenvironmental Desktop by Campbell Reith, dated September 2017; Basement Impact Assessment by LBH Wembley (Ref:LBH 4382) dated July 2017; Basement Impact Assessment by LBH Wembley (Ref:LBH 4382) dated September 2017; Overshadowing Summary (K160738/A1_10/0015) dated 16th June 2017, prepared by Calford Seaden; Sunlight daylight letter (K160738/A1_10/0014) dated 26 May 2017, Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Arboriculture/ecology letter, dated 25/05/2017, prepared by Edward Cleverdon.

Proposed: [Drawings] K160423-A(0)101revB - Proposed site plan; K160423-A(0)110 - Site Location Plan; K160423-A(0)111rev2 - Block Plan; K160423-A(2)200 rev4 - Mews Basement GA; K160423-A(2)220 rev4 - Mews Ground GA; K160423-A(2)240 rev5 - Mews First GA; K160423-A(2)260 rev4 - Mews Second GA; K160423-A(2)280 rev1 - Mews Roof Plan; K160423 - A(2)300 rev 7 - Elevations (Sheet 1); K160423 - A(2)301 rev 6 - Elevations (Sheet 2); K160423 - A(2)310 - Typical Section; K160423 - A(2)320 rev 5 - Perspectives (sheet 1); K160423 - A(2)321 rev 4 - Perspectives (sheet 2); K160423 - A(2)401 rev 6 - House Type 2 GAs (Plots 4 & 5); K160423 - A(2)402 rev 5 - House Type 2A (Plots 1 & 2); K160423 - A(2)403 rev 4 - House Type 2B (Plot 3); K160423 - A(2)900 rev 2 - Approved & Proposed Scheme Comparison; K160423-A(1)200rev7 - Level 00 ground floor GA (Proposed); K160423 - A(1)220rev5 (Level 01 - First Floor GA) Proposed; K160423 - A(1)240rev5 (Level 02 - Second Floor GA) Proposed; K160423 - A(1)260rev5 (Level 03 - Third Floor GA) Proposed; K160423 - A(1)280rev7 (Level 04 - Roof Plan) Proposed; K160423 - A(1)300rev6 (Elevations Sheet 1 of 2) Proposed; K160423 - A(1)301rev7 (Elevations Sheet 2 of 2) Proposed; K160423 - A(1)310rev5 (Sections Sheet 2 of 2) Proposed; K160423 - A(1)301rev5 (Sections Sheet 2 of 2).

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 planning permission 2015/4553/P dated 01/12/16.

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 For the purposes of this decision, condition no.3 of planning permission 2015/4553/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

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

[Drawings] OH233-0-21 Rev P1; OH233-0-22 Rev P1; OH233-0-25 Rev P1; OH233-0-27 Rev P1; K160423-A(0)101revB - Proposed site plan; K160423-A(0)110 - Site Location Plan; K160423-A(0)111rev2 - Block Plan; K160423-A(1)200rev7 - Level 00 ground floor GA (Proposed); K160423 - A(1)220rev5 (Level 01 - First Floor GA) Proposed; K160423 - A(1)240rev5 (Level 02 - Second Floor GA) Proposed; K160423 - A(1)260rev5 (Level 03 - Third Floor GA) Proposed; K160423 - A(1)280rev7 (Level 04 - Roof Plan) Proposed; K160423 - A(1)300rev6 (Elevations Sheet 1 of 2) Proposed; K160423 - A(1)301rev7 (Elevations Sheet 2 of 2) Proposed; K160423 - A(1)310rev5 (Sections Sheet 2 of 2) Proposed; K160423 - A(1)301rev5 (Sections Sheet 2 of 2) Proposed; K160423-A(2)200 rev4 - Mews Basement GA; K160423-A(2)220 rev4 - Mews Ground GA; K160423-A(2)240 rev5 - Mews First GA; K160423-A(2)260 rev4 - Mews Second GA; K160423-A(2)280 rev1 - Mews Roof Plan; K160423 - A(2)300 rev 7 - Elevations (Sheet 1); K160423 - A(2)301 rev 6 - Elevations (Sheet 2); K160423 - A(2)310 - Typical Section; K160423 - A(2)320 rev 5 - Perspectives (sheet 1); K160423 - A(2)321 rev 4 - Perspectives (sheet 2); K160423 - A(2)401 rev 6 - House Type 2 GAs (Plots 4 & 5); K160423 - A(2)402 rev 5 - House Type 2A (Plots 1 & 2); K160423 - A(2)403 rev 4 - House Type 2B (Plot 3);

[Documents] Basement Impact Assessment letter (FDfd-12047-010617- Ashton Court) by Campbell Reith dated 1st June 2017; Basement Impact Assessment by Campbell Reith, dated September 2017; Ground Movement Assessment by Campbell Reith, dated September 2017; Geotechnical and Geoenvironmental Desktop by Campbell Reith, dated September 2017; Basement Impact Assessment by LBH Wembley (Ref:LBH 4382) dated September 2017; Overshadowing Summary (K160738/A1_10/0015) dated 16th June 2017, prepared by Calford Seaden; Sunlight daylight letter (K160738/A1_10/0014) dated 26 May 2017, Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Arboriculture/ecology letter, dated 25/05/2017, prepared by Edward Cleverdon; Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Affordable Housing Statement, Affordable Housing Statement, prepared by JLL, received 24/09/2015;

Tree Survey Plan (DFC P3353TSP) 27/10/14; Sustainability Statement, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Breeam Domestic Refurbishment Pre-Assessment, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Heritage Statement Of Significance, prepared by West Waddy ADP, dated June 2014; Planning Statement, prepared by JLL, dated August 2015.

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

- 4 Before the relevant part of the work is begun, 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:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
 - c) Manufacturer's specification details of all 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails (other than as approved under application 2017/1544/P dated 26/09/2017) shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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

- 6 Details of a photovoltaic cells (as approved under application 2017/1544/P dated 26/09/2017) shall be implemented in accordance with the approved details or subsequently approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

- 8 The secure and covered cycle storage area for 4 cycles located alongside Camden Park Road (as approved under application 2017/1544/P dated 26/09/2017) and 10 internal cycle spaces (2 per dwelling house) shall be implemented in accordance with the approved details prior to the first occupation of the sheltered accommodation or permanent residential dwelling houses, whichever is sooner, 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.

- 9 The demolition hereby permitted and contract for the carrying out of the works of redevelopment of the site (as approved under application 2017/1544/P dated 26/09/2017) shall be implemented in accordance with the approved details or subsequently approved details prior to commencement of the development.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 10 The dwelling houses hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The dwelling houses 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.

- 12 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work). All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 13 Details of all hard and soft landscaping and means of enclosure of all un-built, open areas (as approved under application 2017/1544/P dated 26/09/2017) shall be implemented in accordance with the approved details or subsequently approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 14 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D and D2 of the London Borough of Camden Local Plan 2017.

- 15 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 No development shall commence until:
(a) The written Preliminary Risk Assessment (PRA) and scheme of investigation (as approved under application 2017/1544/P dated 26/09/2017) shall be implemented in accordance with the approved details ; and
(b) following the approval detailed in paragraph (a), a written scheme of

remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 17 Details of the sustainable urban drainage system (as approved under application 2017/1544/P dated 26/09/2017) shall be implemented in accordance with the approved details or subsequently approved details prior to commencement of the development and thereafter be permanently retained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

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 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

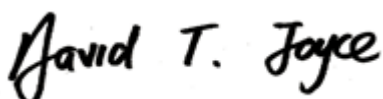
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 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.

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