

Address:	42 Caversham Road London NW5 2DS		11
Application Number:	2015/3052/P	Officer: Gideon Whittingham	
Ward:	Kentish Town		
Date Received:	28/05/2015		
Proposal: Erection of 5-storey, 18 x unit residential development with basement, following demolition of three storey 11 x residential unit building.			
Background Papers, Supporting Documents and Drawing Numbers 1217-NMP-XX-ZZ-DR-B-00001 Rev P1; 1217-NMP-XX-00-DR-B-00100 Rev P1; 1217-NMP-XX-01-DR-B-00100 Rev P2; 1217-NMP-XX-02-DR-B-00100 Rev P2; 1217-NMP-XX-ZZ-DR-B-00201 Rev P1; 1217-NMP-XX-ZZ-DR-B-00202 Rev P1; 1217-NMP-XX-ZZ-DR-B-00203 Rev P1; 1217-NMP-XX-ZZ-DR-B-00204 Rev P1; 1217-NMP-XX-05-DR-A-00101 Rev P1; 1217-NMP-XX-B1-DR-A-00100 Rev P4; 1217-NMP-XX-00-DR-A-00100 Rev P6; 1217-NMP-XX-01-DR-A-00100 Rev P5; 1217-NMP-XX-02-DR-A-00100 Rev P5; 1217-NMP-XX-03-DR-A-00100 Rev P4; 1217-NMP-XX-04-DR-A-00100 Rev P4; 1217-NMP-XX-RF-DR-A-00100 Rev P4; 1217-NMP-XX-ZZ-DR-A-00301 Rev P2; 1217-NMP-XX-ZZ-DR-A-00302 Rev P2; 1217-NMP-XX-ZZ-DR-A-00303 Rev P3; 1217-NMP-XX-ZZ-DR-A-00304 Rev P2; 1217-NMP-XX-ZZ-RP-A-00001 : Design & Access Statement : Revision P1 : Status S2; DA APPENDIX B Rev A Accessibility Statement; 1217-NMP-XX-ZZ-RP-A-00002 : Planning Statement : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00003 : Construction Management Plan : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00007 : Nature Conservation Statement : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00006 : Sustainability Statement : Revision P2 : Status S2; 1217-NMP-XX-ZZ-SH-A-00930 Water Efficiency Calculator; 217-NMP-XX-ZZ-SH-A-00922 Rev P1; 1217-NMP-XX-ZZ-VF-A-00701 Rev P1; 1217-NMP-XX-ZZ-SH-A-00901 Rev P1; 1217-NMP-XX-ZZ-VF-A-00702 Rev P1; 1217-NMP-XX-ZZ-VF-A-00703 Rev P1; 1217-NMP-XX-ZZ-VF-A-00704 Rev P1; 1217-NMP-XX-ZZ-SH-A-00902-923-Average Daylight Factors All Units compressed; Ground Movement Assessment Report (J14023A), prepared by Geotechnical & Environmental Associates Limited, dated 8 May 2015; BIA Audit Response, prepared by Norton Mayfield Architects, dated 25/09/2015; Construction Method Statement (8617-doc-001-rev 00), prepared by Gurney Consulting Engineers; Site Investigation and Basement Impact Assessment Report (J14023), prepared by Geotechnical & Environmental Associates Limited, dated 3 November 2015; Air Quality Assessment Report (Ref: 14-1172) November 2015, prepared by Syntegra Consulting Limited; Energy Strategy Report (Ref: 13-426 Rev 1) November 2015, prepared by Syntegra Consulting Limited; Revised Acoustic Assessment of Proposed Apartments (Reference 3566), prepared Atspace Ltd, dated April 2015; Daylight, Sunlight & Overshadowing Report (Ref: 14-1172), prepared by Syntegra Consulting Limited, dated January 2015; Final certificate (15/18657/MYFFU/MJ), prepared by London Building Control Limited, dated 17/07/2015; Drainage maintenance strategy for the Sustainable Drainage (ref:8617), prepared by Gurney Consulting Engineers, dated 11/11/15; Surface Water Drainage Pro-forma prepared by IC Durkin dated 3.12.2015; 1217-NMP-XX-RF-DR-A-00101 Rev P1; 1217-E-101 Rev P1; 42 Caversham Road – Basement Impact Assessment Audit (D1), prepared by Campbell Reith, dated December 2015.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a section 106 legal agreement			
Applicant:		Agent:	
Mr. Jacob Schreiber Dexbay Properties Ltd c/o 3D Lindthorpe Road London N16 5RE		Norton Mayfield Architects Unit 7, Harland Works 70 John Street Sheffield South Yorkshire S2 4QU	

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace
Existing	<i>C3 Dwelling House</i>		<i>825m²</i>
Proposed	<i>C3 Dwelling House</i>		<i>1785m² (uplift of 960 m²)</i>

Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		S	1	2	3	4	5	6	7	8+
Existing	<i>Flat/Maisonette</i>	7	3	1	0	0	0	0	0	0
Proposed	<i>Flat/Maisonette</i>	0	5	11	2	0	0	0	0	0

OFFICERS' REPORT

Reason for Referral to Committee: Major development involving the construction of more than 10 new dwellings [Clause 3 (i)] and the development entails the demolition of a building in a conservation area [Clause 3(v)].

1. SITE

- 1.1 The application site comprises a part-one, part-two, part-three building located on the north side of Caversham Road within Kentish Town.
- 1.2 The site is currently in use as residential accommodation. This was confirmed during an officer site visit on 15th September 2015.
- 1.3 The building is not listed, but is located within Bartholomew Estate Conservation Area. Within the conservation area statement it is identified as an opportunity site, which are “considered to neither preserve nor enhance the character of the conservation area and therefore may be scope for redevelopment subject to an acceptable replacement”. The site is also identified as potentially including contaminated land, is within two of the three hydrological constraint areas, has a public transport accessibility level of 6a (excellent) and is within a controlled parking zone, and is within a London viewing management corridor (Kenwood viewing corridor to St Paul's Cathedral).

2. THE PROPOSAL

- 2.1 The proposal includes:
 - The demolition of an existing 3 storey building comprising 11 residential units, a mix of studios (x7), 1 bedroom (3x) and 2 bedroom (1x) units.
 - Erection of part 5 part 4 storey building with basement building to accommodate 18 x residential units. The main element of the building (directly facing the highway) would be 14.4m in height (from pavement floor level), 13m in length and 14m wide.
 - A subordinate 4 storey element would be positioned at an angle towards the highway at a height of 12m, 25m in length and 7m wide. The main element would be brick faced, whilst the angled element would comprise a ribbed pattern in matching off-white brick.
 - The erection of a 2 storey, plus basement floor level building within the rear. The building would be 6.1m in height from garden floor level and comprise a mixture of matching off-white brick (at lower level) and brick faced elevations (at upper level)
 - The proposal would provide a total of 18 residential units, a mix of 1 bedroom (5x), 2 bedroom (11x) and 3 bedroom (x1) units.

Revisions

- 2.2 During the course of assessment the Applicant submitted amended plans with the following changes in response to advice received from Council planning officers:
 - Provide policy compliant documents, namely energy and sustainability, ecology (nature conservation), flooding, air quality, wheelchair housing
 - Amend arrangement of flats to be provided to reduce potential overlooking

3. RELEVANT HISTORY

- 3.1 Planning permission for change of use to building maintenance workshop estates office and ancillary uses granted on 18/04/1985 (8500492)
- 3.2 Pre-application advice for demolition of existing commercial building; to be replaced with new residential block providing 17 units issued on the 02/10/2013 (2013/1798/PRE)
- 3.3 Prior approval for change of use from offices (Class B1a) to 11 (5x studio, 5x1 & 1x2 bed) residential units (Class C3) granted on 16/09/2013 (2013/4454/P)

4. CONSULTATIONS

4.1 Statutory Consultation

Thames Water:

- Following initial investigation, Thames Water has identified an inability of the existing wastewater infrastructure to accommodate the needs of this application and advises a number of conditions attached to the planning permission.
- On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Conservation Area Advisory Committee

- 4.2 The **Bartholomew Estate and Kentish Town CAAC** object for the following reasons:
- The proposed building due to its height will have a detrimental effect on the character of the area.
 - Would like to see a reduction in height along with the use of London stocks on the large wall which can clearly be seen from the road, this would enable the building to be less overbearing and blend in with surrounding Victorian buildings.
 - As it is appearance of the proposal is detrimental to the area.

Adjoining Occupiers

- 4.3 Multiple site notices were erected on the 19/08/2015 until 09/09/2015. A press notice was placed in the Ham & High on the 20/08/2015 until 10/09/2015. A total of 332 letters were sent on the 17/12/2014.

	Number of notifications
<i>Number of letters sent</i>	332
<i>Number in support</i>	0
<i>Number of objections</i>	7

- 4.4 7 letters of objection/comment have been received from the occupiers of Flat E, 52 Caversham Road, 62A Caversham Road, 52 Caversham Road, 38C Caversham Road, 53 Caversham Road and 58B Caversham Road commenting:
- The front projection of the brick facade is highly inappropriate to the area. The prevailing style of Caversham Rd is for a simple brick pattern (occasionally ornamented) with sash windows. The bricks used in any project should also be of local stock.

- Materials proposed for the 'white' building unsympathetic to context
- Concern with height alongside 4 storey Victorian buildings
- The height of each floor should also match the prevailing proportions on the street.
- Reduce size of 5 storey building and reconsider proportions
- Dwellings proposed is excessive for site
- Implications of excavation on buildings and train lines
- Noise nuisance as a result of the construction process
- Right to buy units for existing tenants

5. **POLICIES**

5.1 **National and London wide policies and guidance**

Planning (listed building and conservation area) Act 1990 as amended
Enterprise and Regulatory Reform Act (ERR) 2013.
National Planning Policy Framework 2012
National Planning Policy Guidance 2014
London Plan 2015

5.2 **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS8 (Promoting Camden's economy)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change and promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and 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 (Basement and lightwells)
DP28 (Noise and vibration)
DP29 (Improving access)
DP32 (Air quality and Camden's Clear Zone)

5.3 **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2015 – CPG 1, 2, 3, 4, 8
Camden Planning Guidance (CPG) 2011 – CPG 6 and 7
Bartholomew Estate conservation area statement 2000

6. **ASSESSMENT**

- 6.1 The principal consideration material to the determination of this application are summarised as follows:

- Demolition of the existing building
- Design – scale, bulk and detailed design
- Impact of basement development
- Housing mix, unit size and quality of accommodation.
- Impact on neighbouring amenity
- Transport, access and parking
- Sustainability & Energy Efficiency
- CIL
- Planning obligations

6.2 Following the implementation of the prior approval permission the site currently consists of 7 x studios, 3 x 1 bedroom and 1 x 2 bedroom units totalling 11 units, following the implementation of the permission ref: 2013/4454/P. This was confirmed upon a site visit.

Demolition of the existing building

6.3 The site is located within the Bartholomew Conservation Area. Section 72 of the Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires the Council to have special regard to the desirability of preserving and enhancing the character and appearance of the conservation area. This has been given considerable weight and importance during pre-application discussions with the applicant and when assessing this application.

6.4 The existing building on the site is of no architectural merit and does not optimise the site. It is considered to make a negative impact on the character and appearance of the site which is otherwise homogenous consisting of largely pairs of semidetached Victorian houses.

6.5 Within this context, the complete demolition proposed is of limited architectural and historic interest would accord with the CS14 and DP25.

Design – scale, bulk and detailed design

6.6 The main part of the development, which replicates the existing houses on Caversham Road, reinforces the character of paired Victorian houses, providing a scale, form and envelope of development which replicates those adjacent and established in the context of development along the street.

6.7 The design seeks to replicate the character of the street but successfully incorporating contemporary elements, without providing a pastiche or form of lesser value. The scheme is satisfactorily formulated to represent a contemporary building, but also sufficiently consistent with the adjoining buildings to feel part of the street scene. Importantly the brick would match; the windows introduce hierarchy and the roof form and parapet is consistent with the existing streetscene. This part of the scheme would successfully integrate into the streetscene.

6.8 Adjoining the main 4 storey element is a smaller more subordinate building which takes advantage of the larger unusual shape plot. This building seeks to provide a more contemporary design treatment through its orientation; use of white bricks and larger windows. This allows it to be read as a different element separate from the homogenous street and something which relates to the railway cutting adjoining the site to the east. This element does not project forward of the front building line and its lower height would allow it to read as an subordinate element in the streetscene which optimises the sites potential without distracting from the coherent language which exists to the west.

- 6.9 The final element of the design is the lower scale 'mews' development at the rear of the site which is discreetly located and designed to represent a residential development which is low in scale and impact on the visual qualities of the wider area. This element is predominately brick faced at upper level, with a matching off-white brick at lower level, thereby taking cues from the larger elements of the development.
- 6.10 It should be noted that the rear of the site (Islip Street) can be seen in public views. The proposal has sought to ensure the rear continues the consistent rhythm, materials; building line and fenestration pattern which exist on the front and on the rear of adjoining buildings.
- 6.11 Overall the scheme is considered to successfully enhance the street scene compared with the existing arrangement. This is considered to be a high quality scheme which successfully responds to the homogeneity of the street whilst optimising the site's shape.
- 6.12 The proposal is considered to enhance the character and appearance of the site and wider area in compliance with CS14; DP24 and DP25.

Impact of basement development

- 6.13 Policy DP27 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.
- 6.14 The proposed basement would have a footprint of 445sqm and excavate 3.5m (taken from pavement floor level) beneath the new building. The basement would cover 64% of the site, with the ground floor covering 58%. This would be a reduction from the existing ground floor coverage of 66%.
- 6.15 A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed during the course of the application. The independent reviewer is satisfied that the correct analysis and assessment of the basement development has been used, subject to pre-construction details and it is recommended securing a Basement Construction Plan (BCP) prior to commencement of works. The BCP would be secured via section 106 and secure the following:
- GMA and CMS to be consistent.
 - Design assumptions for retaining wall and basement slab to be provided.
 - Confirmation of correspondence with Network Rail Required.
 - Further ground investigation and groundwater monitoring details to be provided prior to construction.
 - Monitoring and condition surveys to be agreed and completed as required by the party wall act and in conjunction with requirements following consultations with Network Rail.

Following the review of the BIA and subject to the Basement Construction Plan secured via S106 Legal agreement, the applicant has comprehensively demonstrated that the proposed development would be unlikely to cause harm to the built and natural environment and local amenity and would not result in flooding or ground instability.

Housing mix, unit size and quality of accommodation.

- 6.16 The existing building provides approximately $815m^2$ of residential accommodation, comprising a mix of studios (7), 1 bedroom (3) and 2 bedroom (1) units, all of which meet the minimum floorspace requirements according to the London Plan.
- 6.17 The proposal would provide 5 x 1 bedroom units, 11 x 2 bed units and 2 x 3 bedroom units for residential accommodation of $1785m^2$ (*uplift of $970m^2$*). *The actual habitable area proposed would be $1362 m^2$ (GIA).*

Mix

- 6.18 The Council acknowledges that there is a need and/or demand for dwellings of every size, however Camden will focus and prioritise provision around the very high and high priority sizes. Small 1 bedroom units are of lower priority, 2 bedroom units are of high priority whilst 3 bedroom units are of medium priority. It is noted however, that in six wards, namely Bloomsbury, Holborn and Covent Garden, King's Cross, Kilburn, Regent's Park and St Pancras and Somers Town, there is a specific need for 3 bedroom plus units. The Council would also expect at least 40% of market housing to provide 2 bedroom units.
- 6.19 In this instance, the proposal would provide 18 private market rate units within the Kentish Town Ward and is detailed in the table below:

	1 bed	2 bed	3 bed	Total
Market rate	5	11	2	18
Percentage of Total	28%	61%	11%	100
Priority figure (DP5)	lower	Very high	medium	

- 6.20 The proposal would therefore fulfil the requirements of DP5, namely the unit mix providing 61% of 2 bedroom units.

Unit size

- 6.21 In the majority of instances, the flats would exceed the minimum floorspace requirements according to London Plan standards. Flat no.8 is $1m^2$ below of the $50m^2$ (London Plan) floor area guideline level, this very limited shortfall in floor area however is not objectionable.
- 6.22 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes conditions, housing designed in line with our wheelchair design guide, and our space standards for dwellings in CPG2. New build residential developments now must comply with the access standards in Part M of the Building Regulations. This includes parts 1 (Visitable dwellings), part 2(Accessible and adaptable dwellings) and M4 (3) wheelchair user dwellings. We will expect all new building housing development to meet Building Regulations M4 (2); and 10% units should be M4 (3) (wheelchair housing), (applied to new build housing providing 10 or more units).
- 6.23 To ensure the development meets the new requirements, this element shall be secured by condition to take into account the new standards.

Quality of accommodation

- 6.24 The majority of flats would also enjoy dual aspect accommodation. Only flats no.2 and no.5 on the basement/ground floor level would be single aspect, due to the nature of the site. These views would be south across the courtyard and highway (flat 2) and north looking across the internal courtyards/garden areas (flat 5). The

windows and outdoor / communal amenity spaces have been suitably placed to obscure or redirect mutual overlooking.

- 6.25 The applicant has submitted an assessment using 'Average Daylight Factor', which typically quantifies the level of daylight in a room (kitchen, living room and bedroom), to establish whether each habitable room will have a predominantly daylight appearance. The levels of daylight to all new flats would comply with CPG standards and provide an appropriate level of residential amenity.
- 6.26 A revised air quality assessment accompanies the application and has been duly assessed by specialist officers and satisfies the policy requirements of DP22 and CPG 6.
- 6.27 With regard to outdoor / communal amenity space, each unit at basement/ground floor level would enjoy a courtyard at basement floor level and in some instances terraces at ground floor level. At second floor level, 2 flats would include a terrace, whilst each flat at third floor level would include a terrace. At third and fourth floor level, 3 of the 4 flats would include a terrace.
- 6.28 The site is located adjacent to a railway and therefore to ensure that the amenity of occupiers of the development site would not be adversely affected by noise, a number of conditions shall confirm noise insulation measures. These conditions will require the submission of details to confirm that the residential amenity is not impacted by the railway prior to outlining what mitigation measures may be required. Details to confirm that our required noise levels have been met will be required prior to the occupation of the units to ensure the residential amenity of the new occupiers is acceptable.
- 6.29 Within this context, it is considered that each of the proposed units would provide a good standard of living accommodation, 11 of which would be of high priority to Camden's housing stock. It is also noted, given the greater number of units with dual aspect outlook, the ability to implement a stacking arrangement of rooms within the scheme and the provision of a lift to all floors, this scheme would provide a far greater quality of accommodation than the existing situation.
- 6.30 Space for the storage of refuse and recycling for the residents is provided in a dedicated secure area at ground floor level.
- 6.31 The London Plan provides recommended densities for residential development. The subject site has an area of approximately 756m², is located in an urban area, and has a PTAL of 6a. As such the London Plan recommends a density of 55-225 dwellings per hectare. The proposal has a density of 238 and as such is slightly above the recommended density however this is not objectionable.
- 6.32 Notwithstanding, the proposed density is considered to be acceptable as the site is in close proximity to the significant social, environmental and physical infrastructure and local amenities afforded by Central London.

Affordable Housing

- 6.33 The existing building comprises 825m² (GEA) whilst the scheme provides 960 m² (GEA) of residential floorspace. The resulting proposal provides 7 additional units. This is below the threshold of 1,000sqm and 10 units, so a contribution towards the supply of affordable housing shall not be required in this instance. Notwithstanding, future subdivision would trigger the requirement for affordable housing

contributions. As such a legal agreement is recommended including a clause which requires a reassessment of affordable housing if further subdivision or significant extension occurs.

Impact on neighbouring amenity

- 6.34 The application site is bounded to the west by No.38-40 Caversham Street. This building comprises 7 windows along the facing flank wall, 1 of which serves a habitable room, namely a kitchen at basement floor level. The remaining windows serve WCs, bathrooms or a staircase. The rear (north) and east of the site is bound by the railway line.

Privacy / Outlook

- 6.35 At basement, ground, first, second and third floor levels, all windows directly facing the building of No.38-40 Caversham Street shall to be obscurely glazed and fixed shut and secured by condition. The remaining windows would either be set below the boundary wall or not face onto the adjacent residential site and would not therefore result in overlooking.
- 6.36 A number of terraces/balconies are proposed at ground, first, second and third floor levels. The terraces are set within and look across the application site, the railway line to the rear or Caversham Street itself. In 3 instances, namely at first, second and fourth floor levels a terrace of 3m², 3m² and 5m² respectively is proposed facing west. Although these terraces would allow views across the adjacent site of No.38-40 Caversham Street, they would not overlook the building, particularly the rear and flank elevation and any associated sensitive areas. Given their size and position in relation to No.38-40 Caversham Street, the associated terraces would not result in any detrimental overlooking or noise nuisance to the adjacent building or their gardens.
- 6.37 In order to prevent unreasonable overlooking of neighbouring premises, the roof of the buildings shall be restricted from use as a terrace by way of condition.

Sunlight / Daylight

- 6.38 The applicant has submitted a daylight and sunlight report following the methodology set out in the by the Building Research Establishment's (BRE) guidelines, namely "Site layout planning for daylight and sunlight: A guide to good practice (2011), in accordance with CPG6 (Amenity).
- 6.39 The submission report includes calculations of predicted daylight and sunlight levels enjoyed by the occupiers of the adjacent buildings to demonstrate compliance with the Council's standards, with specific regard to No.38-40 Caversham Street.
- 6.40 The east facing elevation of No.38-40 Caversham Street comprises a number of windows up to second floor level, only 1 of which serves a habitable space, namely at kitchen at basement floor level. Due in large part to its location at basement floor level, position 1.3m away from the boundary wall, its size and orientation, this window already fails accepted VSC levels (of 27%) being 12.86%.
- 6.41 The proposal would see the resulting VSC level fall to 5.19%. Whilst adverse, it must be acknowledged this window, by virtue of its position, size and existing light levels is predisposed to significant daylight losses as a result of minor alterations such as raising the boundary by 300mm for example. The window would remain unaffected in terms of Annual Probable Sunlight Hours (APSH) and the remainder of the flat would enjoy dual aspect accommodation (not including the flank elevation), with 2 bay windows serving the front and 3 windows serving the rear.

Within this context, the proposal is not considered to result in unacceptable loss of light.

Overshadowing

- 6.42 A total of 2 existing amenity areas are located at the rear of 38-40 Caversham Road. The garden of 38 Caversham Road would see a negligible reduction ratio of 0.83 (26.06% to 21.72%) and meet achieve the BRE criteria.
- 6.43 The garden of 40 Caversham Road would see a moderate adverse ratio reduction of 0.66% (24.60% to 16.27%). It is noted that the impact occurs in the morning and does not affect the garden in the afternoon. Within this context, the proposal is not considered to result in unacceptable increase in overshadowing.
- 6.44 It is considered that the proposal would not pose an unacceptable level of harm to the amenity of adjoining occupiers and thereby accords with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

Transport, access and parking

- 6.45 The site is located in the Bartholomew Estate conservation area and the East Kentish Town controlled parking zone (CA-M) which operates between 0830 and 1830 hours on Monday to Friday. In addition, the site has a PTAL rating of 6a (excellent) which means it is easily/highly accessible by public transport. A car free development therefore needs to be secured as a Section 106 planning obligation.
- 6.46 The proposal would involve a significant amount of demolition and construction works. This is likely to generate a large number of construction vehicle movements during the overall construction period. The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).
- 6.47 The Council needs 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) covering the demolition and construction must therefore be secured as a Section 106 planning obligation. Any agreed CMP would also include a requirement to consult locally.
- 6.48 In addition, the proposed works could potentially lead to the public highway directly adjacent to the site being damaged by construction vehicles and construction related activity. The Council would need to repair any such damage to the public highway. A financial contribution for highway works shall be secured by Section 106 planning obligation.
- 6.49 The applicant shall be required to submit an 'Approval in Principle' (AIP) report to our Highways Structures & Bridges Team within Engineering Services. This would include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site, secured by Section 106 planning obligation.
- 6.50 The proposed new residential development consists of 6 units with 1 bedroom or less and 12 units with 2 bedrooms or more. Therefore 30 cycle parking spaces are required to meet the London Plan's minimum cycle parking requirement for residential use. The supporting information suggests 31 cycle parking spaces are to be provided at ground floor level. The proposed amount of cycle parking spaces and the type of cycle parking facility proposed is welcomed by Camden as it meets

the minimum requirements of the London Plan, but shall however be held by condition to ensure compliance with DP18 .

- 6.51 Within this context, the proposal would be in accordance with Core Strategies CS11 and CS19 and Development Policies DP18, DP19 and DP21.

Sustainability & Energy Efficiency

- 6.52 A Sustainability Statement and Energy Statement has been submitted and would be secured via legal agreement to demonstrate that the new development is in accordance with policies CS13, DP22 and DP23. Where the London Plan carbon reduction target cannot be met on-site, we may accept the provision of measures elsewhere in the borough or a financial contribution (charged at £90/tonne CO₂/ yr over a 30 year period), which will be used to secure the delivery of carbon reduction measures elsewhere in the borough. In this instance a contribution will be secured via legal agreement.
- 6.53 The new units needs to comply with London Plan policy 5.2 (35% reduction in carbon emissions beyond Part L building regulations) and must achieve water efficiency of 110 litres per day. This element will be secured by condition.
- 6.54 In addition, to ensure sustainability and energy elements throughout the site, the photovoltaic cells, green roofs, and bird and bat box locations shall also be secured by way of condition.

Contamination

- 6.55 There is a known contamination constraint at the site, owing to the proximity of the site to industrial uses and railway land. According to the contaminated land risk categorisation, land on which these processes/activities were carried out is inherently considered to present a possible risk of contamination. It is therefore considered likely that such land would exhibit substantial areas of significantly elevated contamination levels, with moderate magnitude to cause harm.
- 6.56 Hence on this proposal, which would include the redevelopment of the site including excavation (not a change of use proposal which involved no excavation) a planning condition would be imposed on the development. This would require a detailed site investigation (desk top, walkover and intrusive investigation) and if necessary remediation works, secured by condition for medium risk developments.

CIL

- 6.57 The proposal would be Camden CIL liable - 960m² (uplift new build floorspace) x £500 (Zone B CIL Tariff) = £480,000.
- 6.58 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £48,000 (960m² x £50).

7. CONCLUSION

- 7.1 The proposed development seeks to create additional residential accommodation. The demolition of the existing residential accommodation is acceptable in heritage terms and the replacement scheme makes a positive contribution to the character and appearance of the conservation area. The proposed building would be of high quality design and would preserve the character and appearance of the Conservation Area. The proposed building would not have any adverse impact on

the residential amenity of neighbouring properties. The applicant has demonstrated, following independent review that the excavation of a basement would not harm the surrounding area and the development would not harm the amenity of neighbouring residents, subject to suitable s106 controls over construction.

7.2 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and Camden Planning Guidance for the reasons noted above.

7.3 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car free development
- Demolition and Construction Management Plan
- Basement Construction Plan
- Financial contribution for highway works
- 'Approval In Principle' (AIP) report and assessment fee of £1,500
- Sustainability and energy statements
- Affordable Housing reassessment on further subdivision.
- Financial contribution for Carbon emission offset of £17,955

8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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 approved plans [1217-NMP-XX-ZZ-DR-B-00001 Rev P1; 1217-NMP-XX-00-DR-B-00100 Rev P1; 1217-NMP-XX-01-DR-B-00100 Rev P2; 1217-NMP-XX-02-DR-B-00100 Rev P2; 1217-NMP-XX-ZZ-DR-B-00201 Rev P1; 1217-NMP-XX-ZZ-DR-B-00202 Rev P1; 1217-NMP-XX-ZZ-DR-B-00203 Rev P1; 1217-NMP-XX-ZZ-DR-B-00204 Rev P1; 1217-NMP-XX-05-DR-A-00101 Rev P1; 1217-NMP-XX-B1-DR-A-00100 Rev P4; 1217-NMP-XX-00-DR-A-00100 Rev P6; 1217-NMP-XX-01-DR-A-00100 Rev P5; 1217-NMP-XX-02-DR-A-00100 Rev P5; 1217-NMP-XX-03-DR-A-00100 Rev P4; 1217-NMP-XX-04-DR-A-00100 Rev P4; 1217-NMP-XX-RF-DR-A-00100 Rev P4; 1217-NMP-XX-ZZ-DR-A-00301 Rev P2; 1217-NMP-XX-ZZ-DR-A-00302 Rev P2; 1217-NMP-XX-ZZ-DR-A-00303 Rev P3; 1217-NMP-XX-ZZ-DR-A-00304 Rev P2; 1217-NMP-XX-ZZ-RP-A-00001 : Design & Access Statement : Revision P1 : Status S2; DA APPENDIX B Rev A Accessibility Statement; 1217-NMP-XX-ZZ-RP-A-00002 : Planning Statement : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00003 : Construction Management Plan : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00007 : Nature Conservation Statement : Revision P1 : Status S2; 1217-NMP-XX-ZZ-RP-A-00006 : Sustainability Statement : Revision P2 : Status S2; 1217-NMP-XX-ZZ-SH-A-00930 Water Efficiency Calculator; 217-NMP-XX-ZZ-SH-A-00922 Rev P1; 1217-NMP-XX-ZZ-VF-A-00701 Rev P1; 1217-NMP-XX-ZZ-SH-A-00901 Rev P1; 1217-NMP-XX-ZZ-VF-A-00702 Rev P1; 1217-NMP-XX-ZZ-VF-A-00703 Rev P1; 1217-NMP-XX-ZZ-VF-A-00704 Rev P1; 1217-NMP-XX-ZZ-SH-A-

00902-923-Average Daylight Factors All Units compressed; Ground Movement Assessment Report (J14023A), prepared by Geotechnical & Environmental Associates Limited, dated 8 May 2015; BIA Audit Response, prepared by Norton Mayfield Architects, dated 25/09/2015; Construction Method Statement (8617-doc-001-rev 00), prepared by Gurney Consulting Engineers; Site Investigation and Basement Impact Assessment Report (J14023), prepared by Geotechnical & Environmental Associates Limited, dated 3 November 2015; Air Quality Assessment Report (Ref: 14-1172) November 2015, prepared by Syntegra Consulting Limited; Energy Strategy Report (Ref: 13-426 Rev 1) November 2015, prepared by Syntegra Consulting Limited; Revised Acoustic Assessment of Proposed Apartments (Reference 3566), prepared Atspace Ltd, dated April 2015; Daylight, Sunlight & Overshadowing Report (Ref: 14-1172), prepared by Syntegra Consulting Limited, dated January 2015; Final certificate (15/18657/MYFFU/MJ), prepared by London Building Control Limited, dated 17/07/2015; Drainage maintenance strategy for the Sustainable Drainage (ref:8617), prepared by Gurney Consulting Engineers, dated 11/11/15; Surface Water Drainage Pro-forma prepared by IC Durkin dated 3.12.2015; 1217-NMP-XX-RF-DR-A-00101 Rev P1; 1217-E-101 Rev P1; 42 Caversham Road – Basement Impact Assessment Audit (D1), prepared by Campbell Reith, dated December 2015.]

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

- 3 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) 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of secure and covered cycle storage area for 31 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2015) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 9 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails 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 DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building (s) shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and retained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

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.

- 13 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of the relevant part of the development, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 14 The windows hereby indicated as obscurely glazed shall be installed before the occupation of the development, and shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 16 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration.

- 17 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [e.g. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise

- 18 The vibration level in rooms at the development hereby approved shall meet building vibration levels and, together with appropriate mitigation measures where necessary. Details shall demonstrate that vibration will meet a level that has low probability of adverse comment and the assessment method shall be as specified in BS 6472:2008. No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by ground- or airborne vibration.

- 19 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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.
- 5 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.

- 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 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.
- 8 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 The London Water Ring Main or a large diameter stored water tunnel is in the area and special precautions will be required to avoid any damage that may occur as a result of the proposed development. Please contact Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.



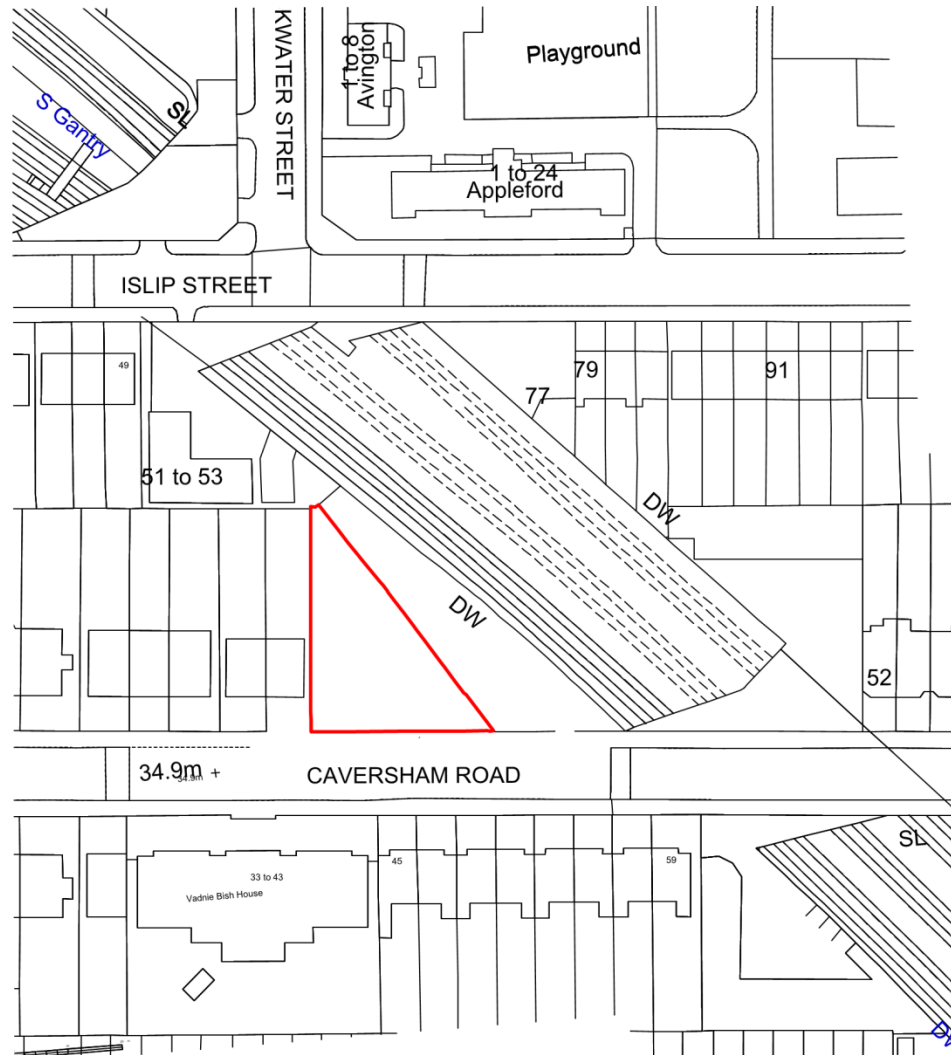
Application No: 2015/3052/P
42 Caversham Road
London
NW5 2DS

Scale:
1:1250
Date:
4-Dec-15



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2015/3052/P - 42 Caversham Road



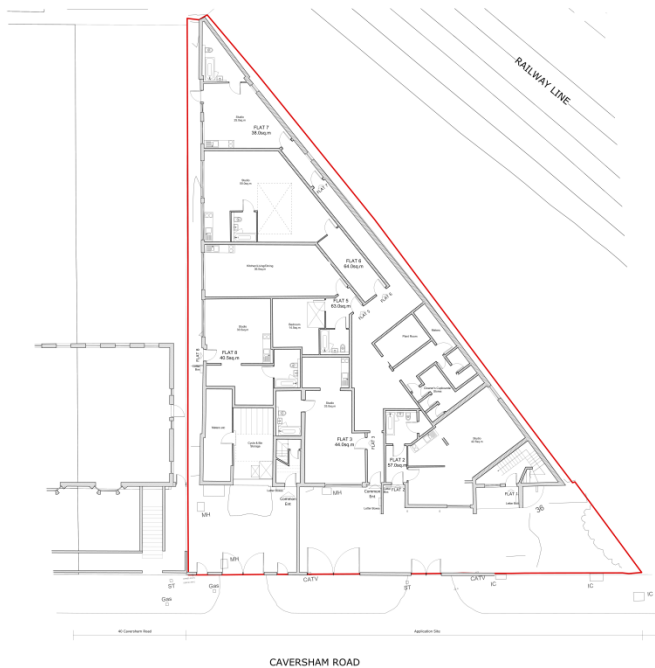
Site Photographs of front



Site Photographs of rear



Existing ground and first floor plan



Ground

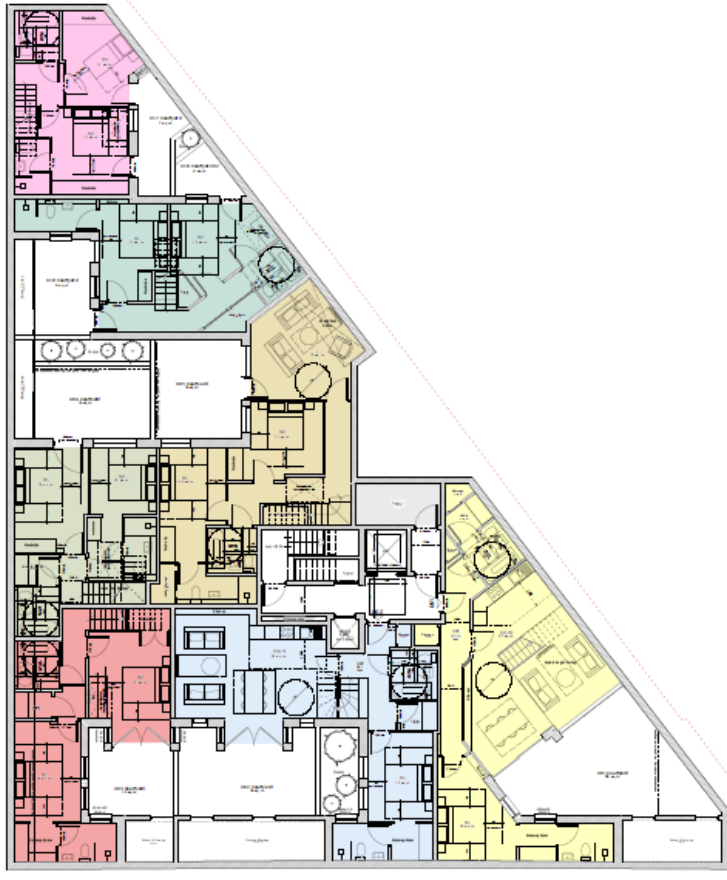


First

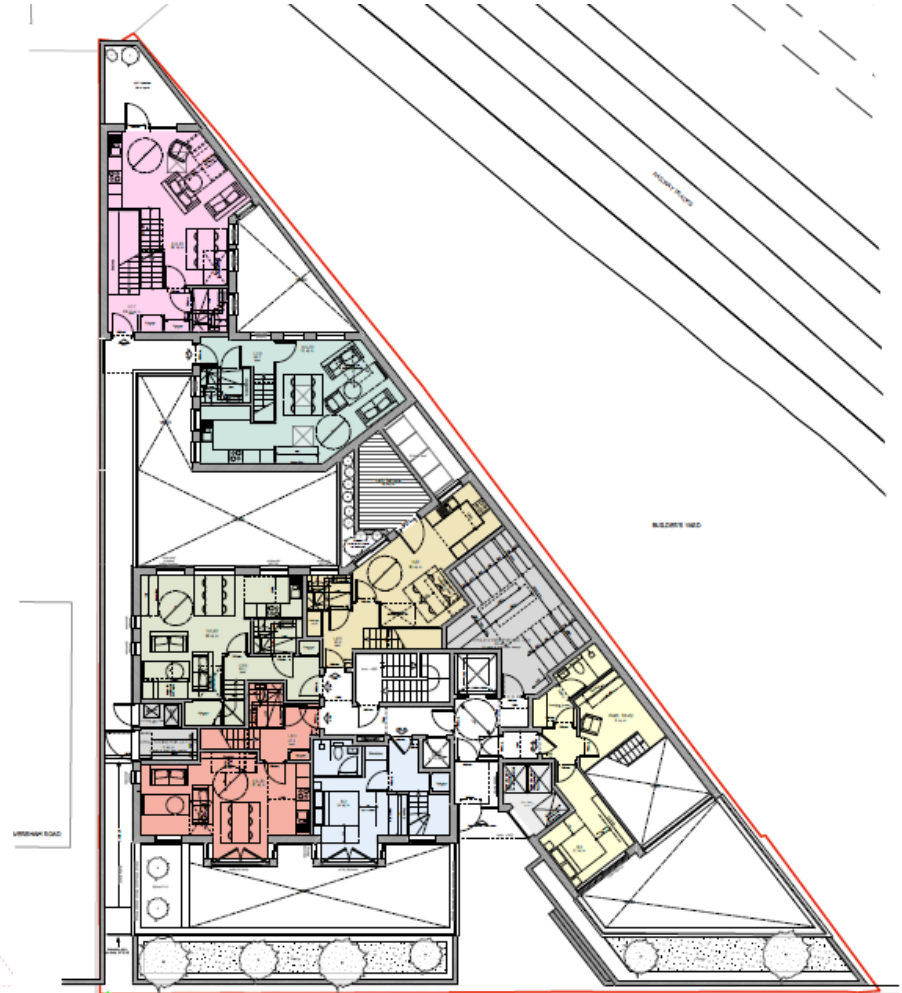
Existing second floor plan



Proposed basement and ground floor



Basement



Ground

Proposed first and second floor plan

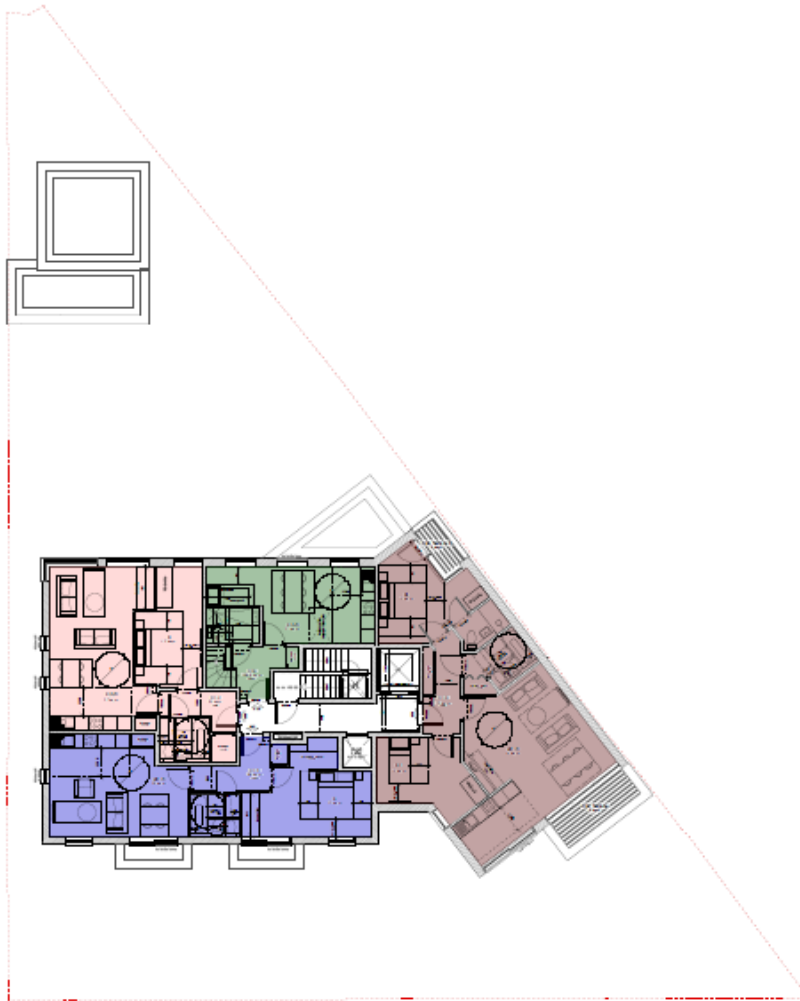


First

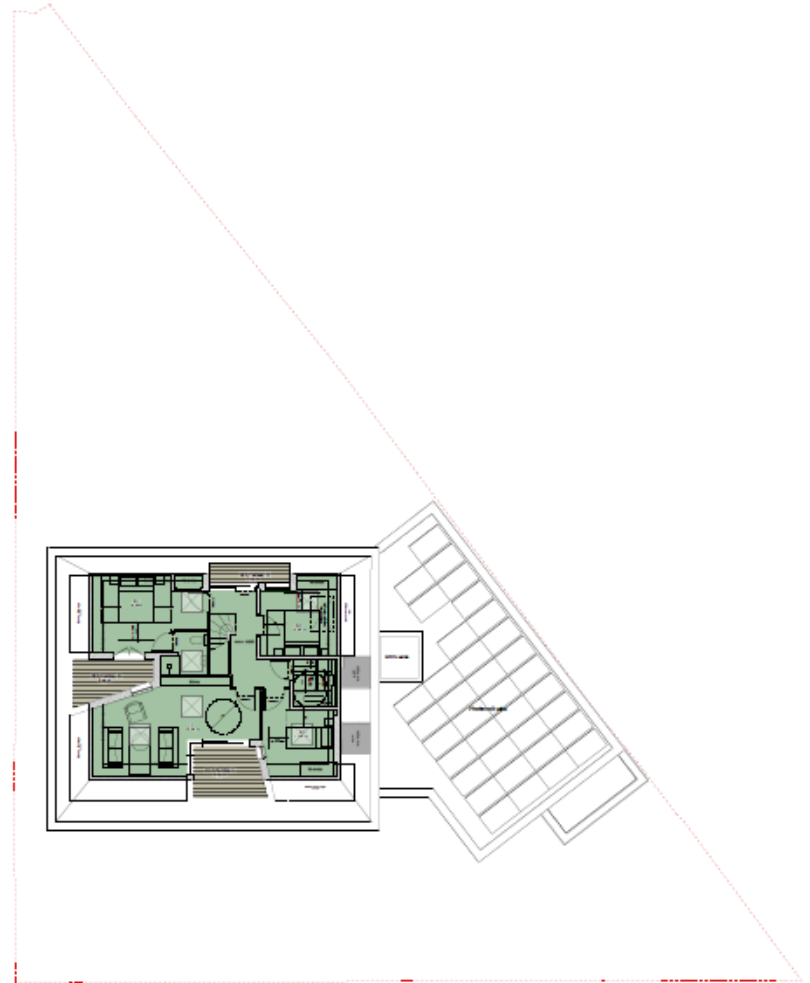


Second

Proposed third and fourth floor plan

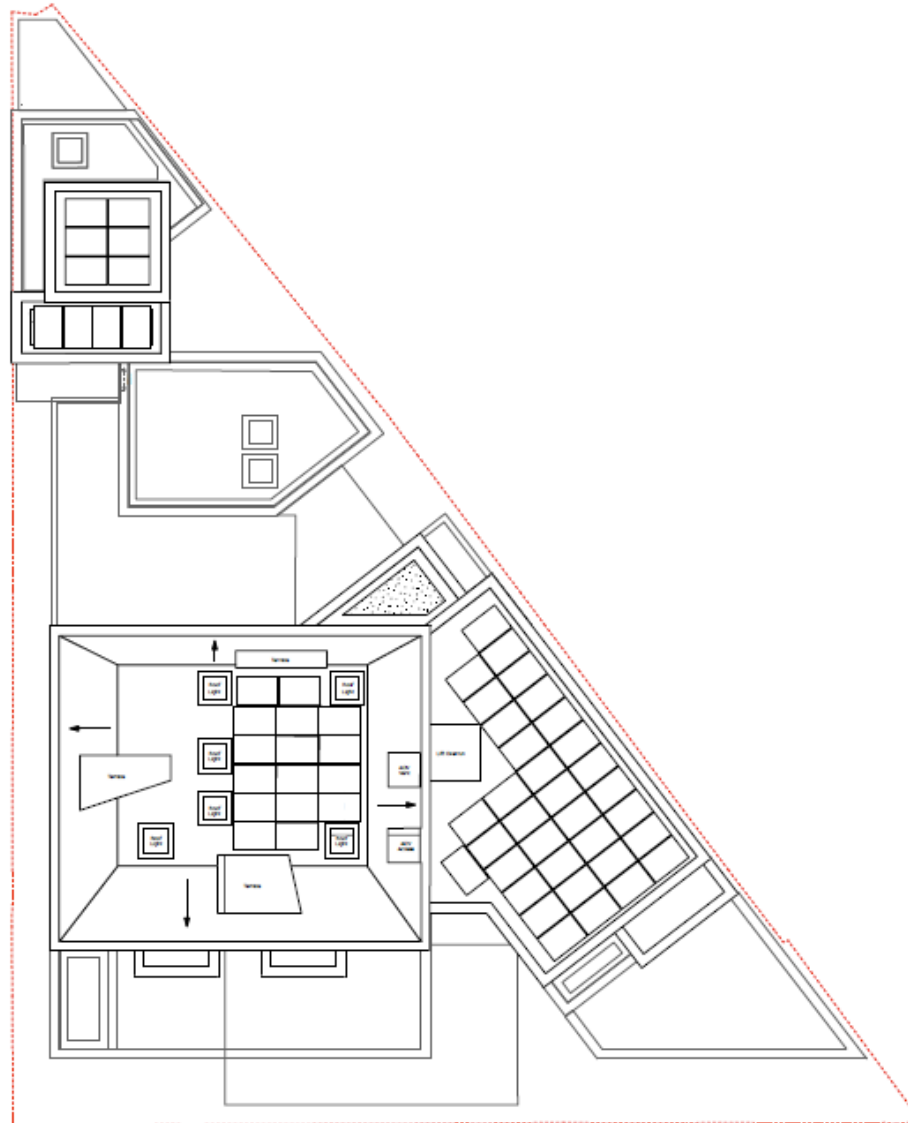


Third

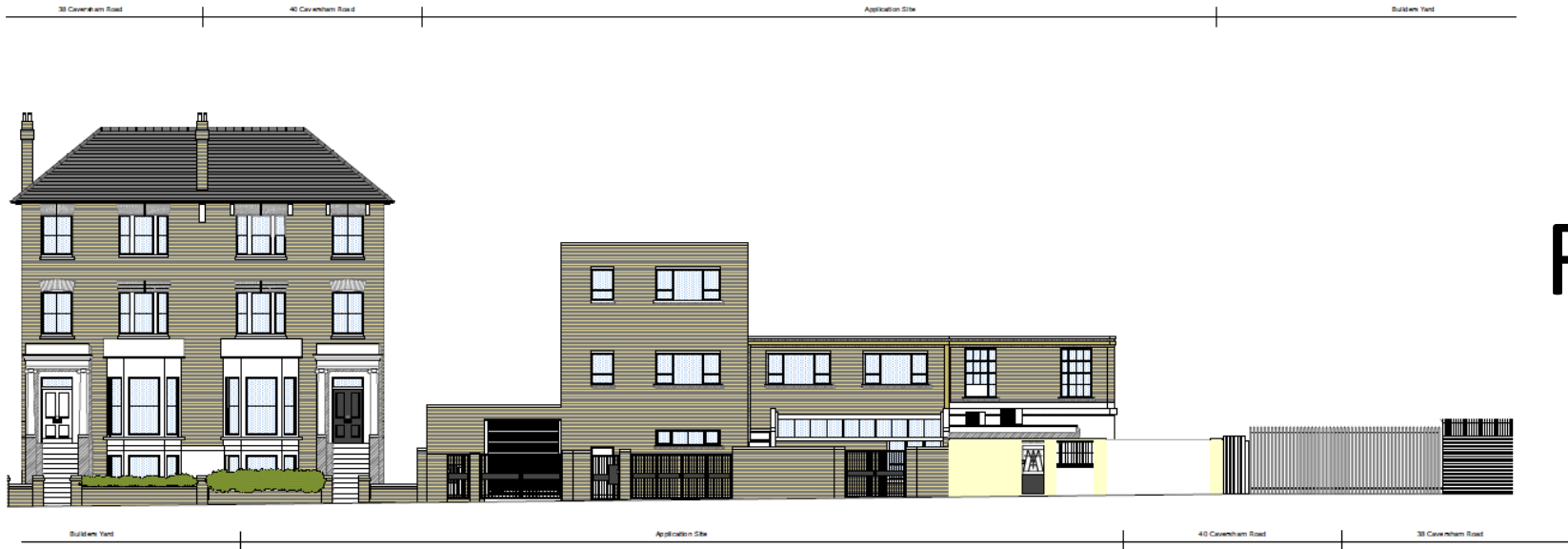


Fourth

Proposed roof plan



Existing front and rear elevations



Front

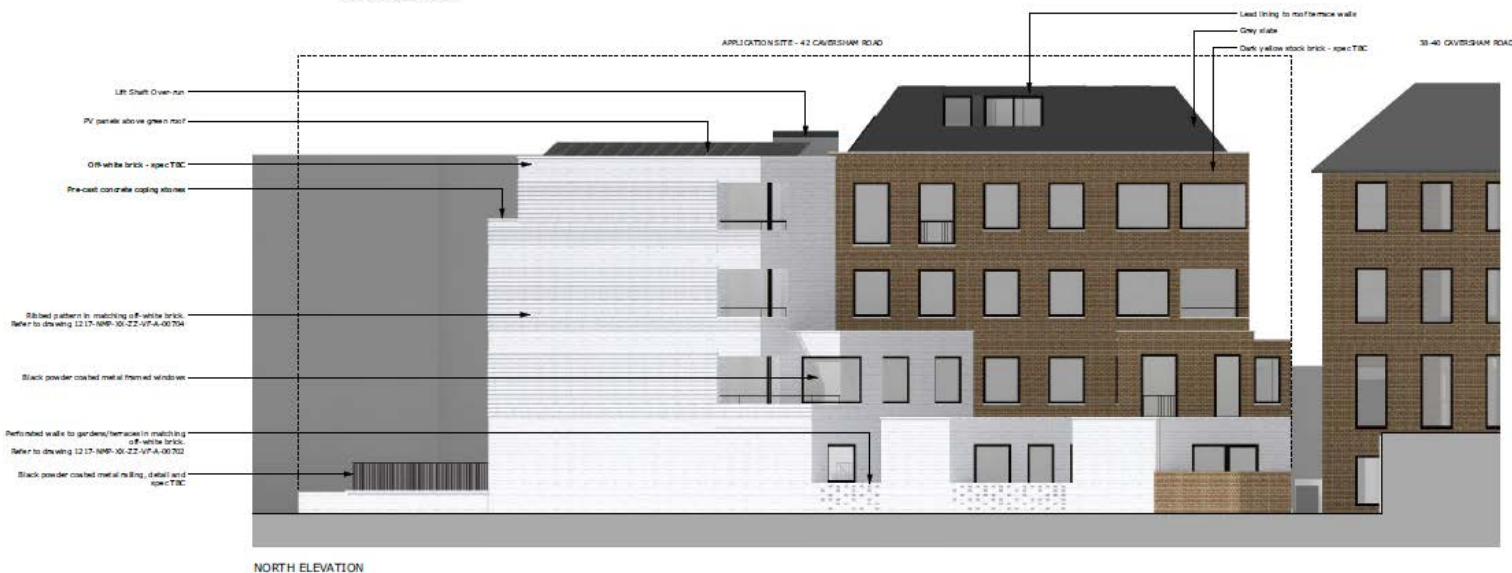


Rear

Proposed front and rear elevations

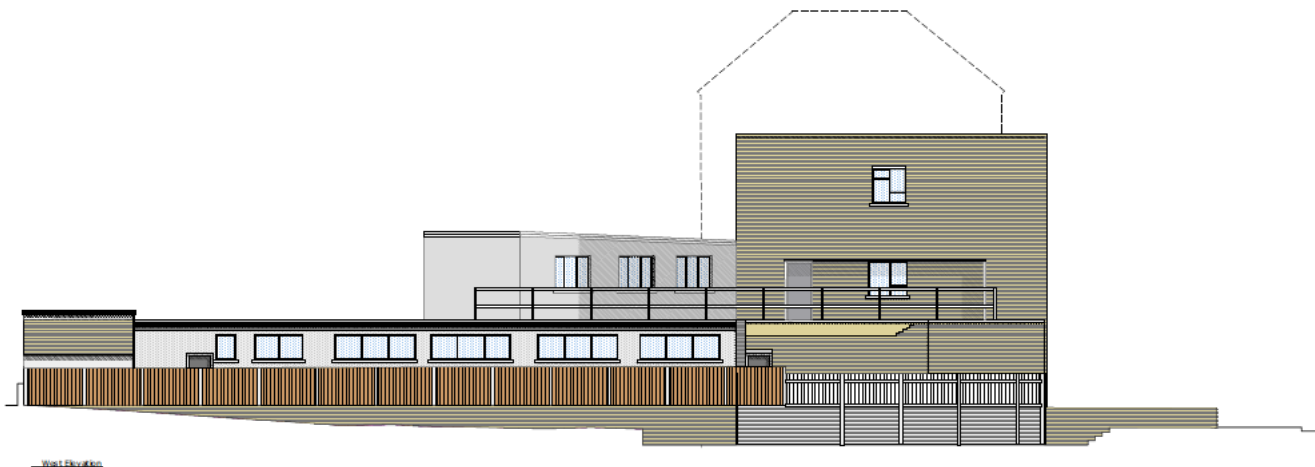


Front



Rear

Existing side elevations



Proposed side elevations

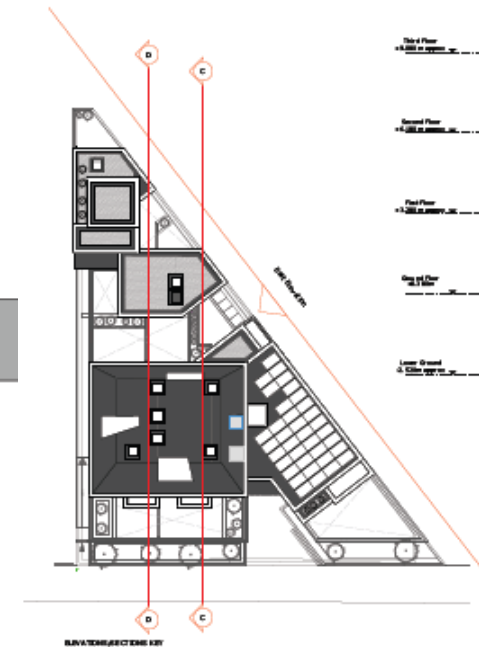
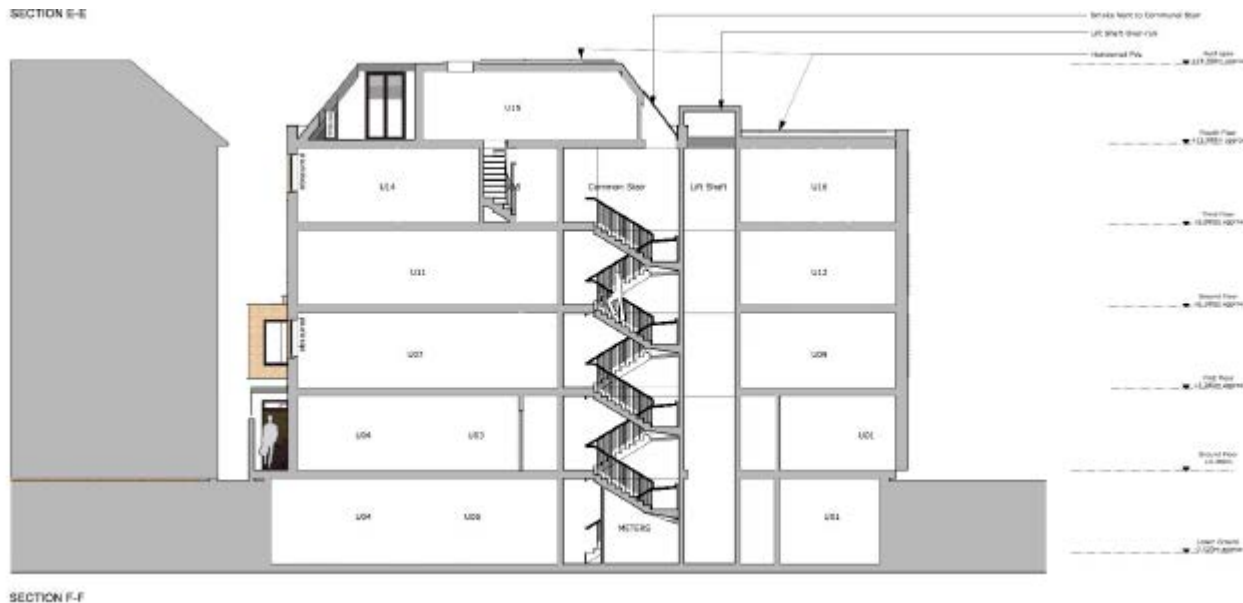
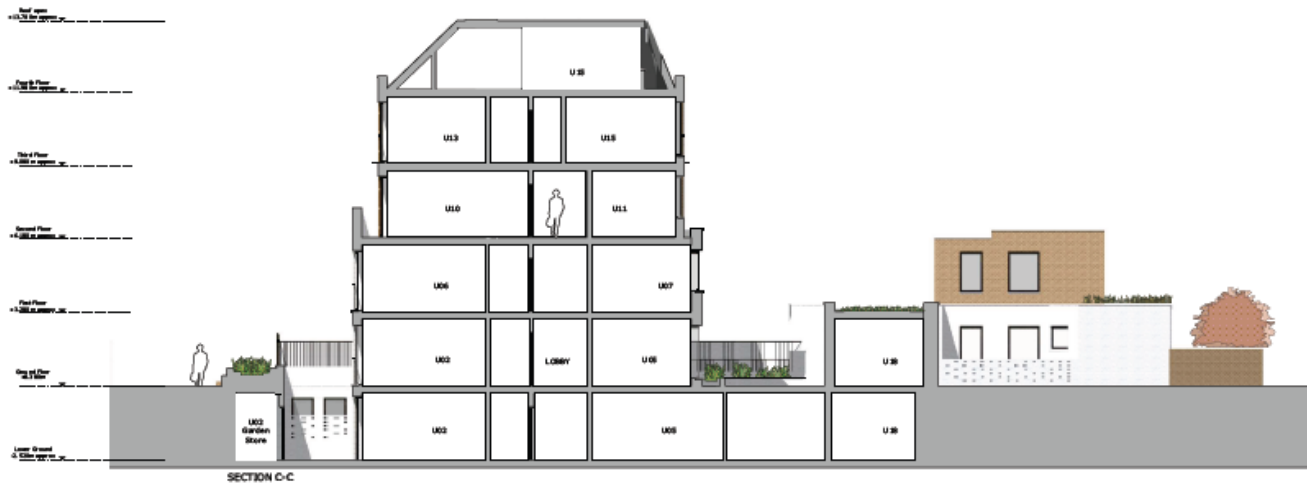


East

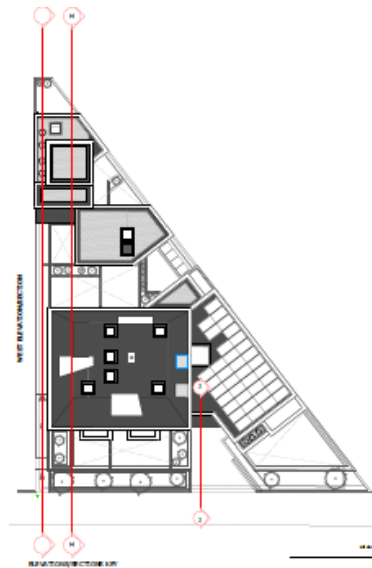


West

East sectional elevations



West sectional elevations



Site Visualisations



VIEW TOWARDS COMMUNAL ENTRANCE



VIEW LOOKING WEST ALONG CAVERSHAM ROAD



Site Visualisations

Dark yellow stock brick with protruding diamond pattern



Off white brick
Ribbed pattern tapers away from yellow brick



Yellow stock brick to match neighbouring buildings

Projecting relief pattern continues around corner



Steeper angle where white brick meets the corner of diamond

