

Mr Dean Jordan
DP9 Ltd
100 Pall Mall
SW1Y 5NQ

Application Ref: **2017/2739/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

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:
48 - 56 Bayham Place
London
NW1 0EU

Proposal:

Erection of a part 2 part 3 storey roof extension to provide 9 self-contained units(4 x 1 bed, 4 x 2 bed and 1 x 3 bed) and rear extension at second floor level together with associated works.

Drawing Nos: PL-E-0000 Rev PL-E-00, PL2-E-0101 Rev PL-00, PL2-E-0102 Rev PL-00, PL2-E-0103 Rev PL-00, PL2-E-0106 Rev PL-00, PL2-E-0300 Rev PL-00, PL2-E-0301 Rev PL-00, PL2-E-0302 Rev PL-00, PL2-E-0303 Rev PL-00, PL2-E-0200 Rev PL-00, PL2-0101 Rev PL-01, PL2-0102 Rev PL-00, PL2-0103 Rev PL-00, PL2-0104 Rev PL-01, PL2-0105 Rev PL-01, PL2-0106 Rev PL-00, PL2-0107 Rev PL-00, PL2-0300 Rev PL-00, PL2-0301 Rev PL-00, PL2-0302 Rev PL-00, PL2-0200 Rev PL-00, PL2-0201 Rev PL-00, PL2-0202 Rev PL-00, PL2-0203 Rev PL-00, PL2-0212 Rev PL-00 and PL2-0222 Rev PL-00; ; P469/S/08; P469/S/07.

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: PL-E-0000 Rev PL-E-00, PL2-E-0101 Rev PL-00, PL2-E-0102 Rev PL-00, PL2-E-0103 Rev PL-00, PL2-E-0106 Rev PL-00, PL2-E-0300 Rev PL-00, PL2-E-0301 Rev PL-00, PL2-E-0302 Rev PL-00, PL2-E-0303 Rev PL-00, PL2-E-0200 Rev PL-00, PL2-0101 Rev PL-01, PL2-0102 Rev PL-00, PL2-0103 Rev PL-00, PL2-0104 Rev PL-01, PL2-0105 Rev PL-01, PL2-0106 Rev PL-00, PL2-0107 Rev PL-00, PL2-0300 Rev PL-00, PL2-0301 Rev PL-00, PL2-0302 Rev PL-00, PL2-0200 Rev PL-00, PL2-0201 Rev PL-00, PL2-0202 Rev PL-00, PL2-0203 Rev PL-00, PL2-0212 Rev PL-00, PL2-0222 Rev PL-00, P469/S/08, P469/S/07. Daylight, Sunlight and Overshadowing Report by Point Surveyors dated May 2017, Sustainability Strategy and Energy Assessment by Carbon Plan dated April 2017, Acoustic Planning Report by Sandy brown dated 11 May 2017, and letter from DP9 dated 31 August 2017.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings to the new roof extension.

b) Samples and manufacturer's details of new facing materials for the roof extension

c) Typical section details through the roof extension at a scale of 1:20

The relevant part of the works shall then be carried in accordance with the approved details

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 Prior to occupation of the hereby approved units, the cycle storage as annotated on

plans No.PL2-0101 Rev PL-01, PL2-0104 Rev PL-01 and PL2-0105 Rev PL-01 shall be provided in its entirety and permanently retained thereafter.

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

- 6 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings 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 policy CC3 of the Camden Local Plan 2017.

- 7 The noise level within rooms of the hereby approved development (with windows closed and acoustically attenuated mechanical ventilation fitted as necessary) shall meet the noise levels specified in Table 4 of BS823:2014 for internal rooms.

Reason: To safeguard the amenity of future occupiers of the development site in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 8 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation values $D_{nT,w}$ and $L_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor, ceiling and wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. 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 safeguard the amenity of future occupiers of the development site in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 9 The external noise level emitted from plant, machinery or equipment at the development hereby approved 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) where the source is tonal, as assessed according to BS4142:2014 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 development site, adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 10 Prior to use, machinery, plant or equipment and/or ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and

maintained as such.

Reason: To safeguard the amenities of the development site, adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 11 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the extension hereby approved shall be 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 maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the Camden Local Plan 2017.

- 12 Before the development commences, details of the service contract for the refuse and recycling hereby approved, shall be submitted to and approved by the local planning authority in writing. The refuse and recycling facility as approved shall be provided, and managed in accordance with the approved service contract, prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed design would enhance the appearance of the main facades by reintroducing winch hoists and spandrel panels and improving the existing brickwork. The existing building is of sufficient scale and robustness to accommodate the proposed extensions seen in the context of the larger scale building to west and the contemporary industrial design responds positively the character and appearance of the building and vibrant character of Camden town more broadly.

The building is faces the rear service entrance to Koko (1A Camden High Street) which is of limited value to its significance. The physical separation and distance and location of the site is not considered to result in harm to the setting of the grade II listed building.

The development would provide 3x 2 bed units and 1x studio which would be in line with policy DP5. With regard to standard of accommodation, all units would

exceed London Plan space standards and all rooms would be served by adequate windows to ensure suitable levels of daylight, sunlight and outlook. Furthermore, given the siting of the new units they would experience good levels of privacy. In respect of noise, located to the south on the opposite side of Bayham Place is Koko nightclub at 1A Camden High Street. The applicant has provided an Acoustic Report which has been reviewed by the Council's Environmental Health officer. The report has considered the worst case scenario for noise at the neighbouring late night venue and the Council's Environmental Health officer considers the development acceptable subject to conditions to protect future occupiers amenity.

With regard to impact on neighbour amenity, given the siting of the proposal and location of windows in respect of neighbouring buildings it is considered that there would be no harm to the amenity of neighbouring residents.

In respect of transport, a Section 106 legal agreement will be used to secure the development as car free, cycle parking has been provided internally at a standard acceptable to the Council's requirements. Given the constraints of the site a Construction Management Plan together with monitoring fee will be secured via Section 106 legal agreement to mitigate the impact of the construction works and a highways contribution will also be secured via a Section 106 legal agreement to make good any damaged caused as a result of the development.

In respect of sustainability, the applicant has provided a Sustainability Statement outlining how the proposal would accord with the relevant policies to provide a sustainable form of development. Conditions will also be used to secure sustainable design and construction.

No objections have been received and one letter of support has been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The building is within the Camden Town Conservation Area and close to the setting of a grade II listed building. Special regard has been attached to the desirability of preserving the setting of the listed building and preserving and enhancing the character and appearance of the Conservation Area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS4, CS5, CS6, CS11, CS13, CS14 and CWS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP17, DP18, DP19, DP20, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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).
- 3 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.

- 4 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

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 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

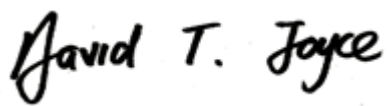
Environment Department (Street Naming & Numbering) Camden Town Hall,
Argyle Street, WC1H 8EQ.

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