

Mr Martin Evans  
Martin Evans Architects  
18 Charlotte Road  
London  
EC2A 3PB

Application Ref: **2017/0183/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

24 January 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:  
**6 Streatley Place**  
**LONDON**  
**NW3 1HP**

#### Proposal:

Demolition of the existing workshops & stores and the erection of a 1-3 storey building with 1st and 2nd floor terraces comprising 4x flats.

Drawing Nos: Site Location Plan STR-EX- EX-LOC-00; GA-01; EX-GA-02; EX-GA-03; EX-GA-04; EX-GA-05; GA-06; PL-GA-01; PL-GA-02; PL-GA-03; PL-GA-04; PL-GA-05; PL-GA-06; PL-GA-07; PL-GA-08; PL-GA-09; PL-GA-10; STR\_PL\_Facade rendwe; STR\_PL\_Materials board; STR\_PL\_; Design and Access Statement by Martin Evans Architects dated January 2017; Daylight Sunlight Report by GIA dated 11/01/2017; Daylight Assessment 3 Streatley Place by GIA dated 23/02/2017; Daylight Sunlight Independent Review by Delva Patman Redler dated 05/06/2017; Energy Statement by DDP dated 22/12/2016; Sustainability Design and Construction Report by Martin Evans Architects dated 02/03/2017; Bat Survey by Furesfen; Archaeological Assessment by MOLA dated December 2016; Tree Survey by Tree Aware dated 12/10/016; Root Protection Plan 33461-3-01; Root Protection Plan STR-PL-GA-ARB-01; Arboricultural Impact Assessment by Tree Aware dated 02/05/2017; Letter from Martin Evans Architects dated 07/04/2017; Construction Management Plan (v3) by Martin Evans Architects dated June 2017; Delivery Route Map; Structural Feasibility Report by Ian Harban Consulting Engineers dated December 2016



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

Site Location Plan STR-EX- EX-LOC-00; GA-01; EX-GA-02; EX-GA-03; EX-GA-04; EX-GA-05; GA-06; PL-GA-01; PL-GA-02; PL-GA-03; PL-GA-04; PL-GA-05; PL-GA-06; PL-GA-07; PL-GA-08; PL-GA-09; PL-GA-10; STR\_PL\_Facade rendwe; STR\_PL\_Materials board; STR\_PL\_; Design and Access Statement by Martin Evans Architects dated January 2017; Daylight Sunlight Report by GIA dated 11/01/2017; Daylight Assessment 3 Streatley Place by GIA dated 23/02/2017; Daylight Sunlight Independent Review by Delva Patman Redler dated 05/06/2017; Energy Statement by DDP dated 22/12/2016; Sustainability Design and Construction Report by Martin Evans Architects dated 02/03/2017; Bat Survey by Furesfen; Archaeological Assessment by MOLA dated December 2016; Tree Survey by Tree Aware dated 12/10/016; Root Protection Plan 33461-3-01; Root Protection Plan STR-PL-GA-ARB-01; Arboricultural Impact Assessment by Tree Aware dated 02/05/2017; Letter from Martin Evans Architects dated 07/04/2017; Construction Management Plan (v3) by Martin Evans Architects dated June 2017; Delivery Route Map; Structural Feasibility Report by Ian Harban Consulting Engineers dated December 2016

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

- 3 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, louvres, and external doors;

b)) 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.

- 4 Full details of screening and planting to the roof terraces shall be submitted to and approved in writing by the local planning authority. The screening and planting shall be erected prior to commencement of use of the roof terraces and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details shown on the drawings hereby submitted, further details, incorporating modifications to the internal design if appropriate, of secure and covered cycle storage area for 7x cycles, including the doors to the facility and their opening method, shall be submitted to and approved by the local planning authority prior to the commencement of development. 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 T1 of the London Borough of Camden Local Plan 2017.

- 7 The development 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 Policy CC3 of the London Borough of Camden Local Plan 2017.

- 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 (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability Design and Construction Report, by Martin Evans Architects, and dated 2 March 2017). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall be constructed in accordance with the approved energy statement [Energy Statement, by Doherty Design & Planning Limited, and dated 22nd December 2016.] to achieve a 56% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 40% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells and solar thermal panels to be installed on the building 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 maintained thereafter.

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.

- 12 Demolition works should commence December to February to avoid the bat hibernation period, wherever possible. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted.

Reason: To ensure compliance with policy A3 of the London Borough of Camden Local Plan 2017 and the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended)

- 13 If more than 1 year passes between the most recent ecological survey and the

commencement of works, an updated bat survey must be undertaken immediately prior to any demolition works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with policy A3 of the Camden Local Plan 2017 and the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

- 14 All removal of vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: To ensure compliance with policy A3 of the London Borough of Camden Local Plan 2017 and the the Wildlife & Countryside Act 1981 (as amended).

- 15 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, and planting for biodiversity. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- detailed maintenance plan,
  - details of its construction and the materials used,
  - a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
  - full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>.

The living roofs 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 17 No demolition shall take place until a written scheme of historic building

investigation (WSI) has been submitted to and approved by the local planning authority in writing. The development shall then only take place in accordance with such details as have been approved, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 18 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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. Should any trees that are to be retained die during construction, suitable replacements of a similar age and species shall be planted within 6 months of the completion of the development.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 19 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 20 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. 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, D1 and D2 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 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).
- 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 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.
- 3 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.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 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 advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term

letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 7 In relation to condition 17, the written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.
- 8 Further details relating to the underpinning proposals may need to be approved by the Structures and Bridges team in Engineering Services. You are advised to consult with the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 9 In relation to Condition 6 (cycle storage) the applicant is advised that the door to the facility must either open inwards or be a sliding door so as not to obstruct pedestrian movement.
- 10 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £17,050 (341sqm x £50) for the Mayor's CIL and £170,500 (341sqm x £500 using the relevant rate for uplift in that type of floorspace ) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 11 Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.
- 12 All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).
- 13 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.



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 style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning

