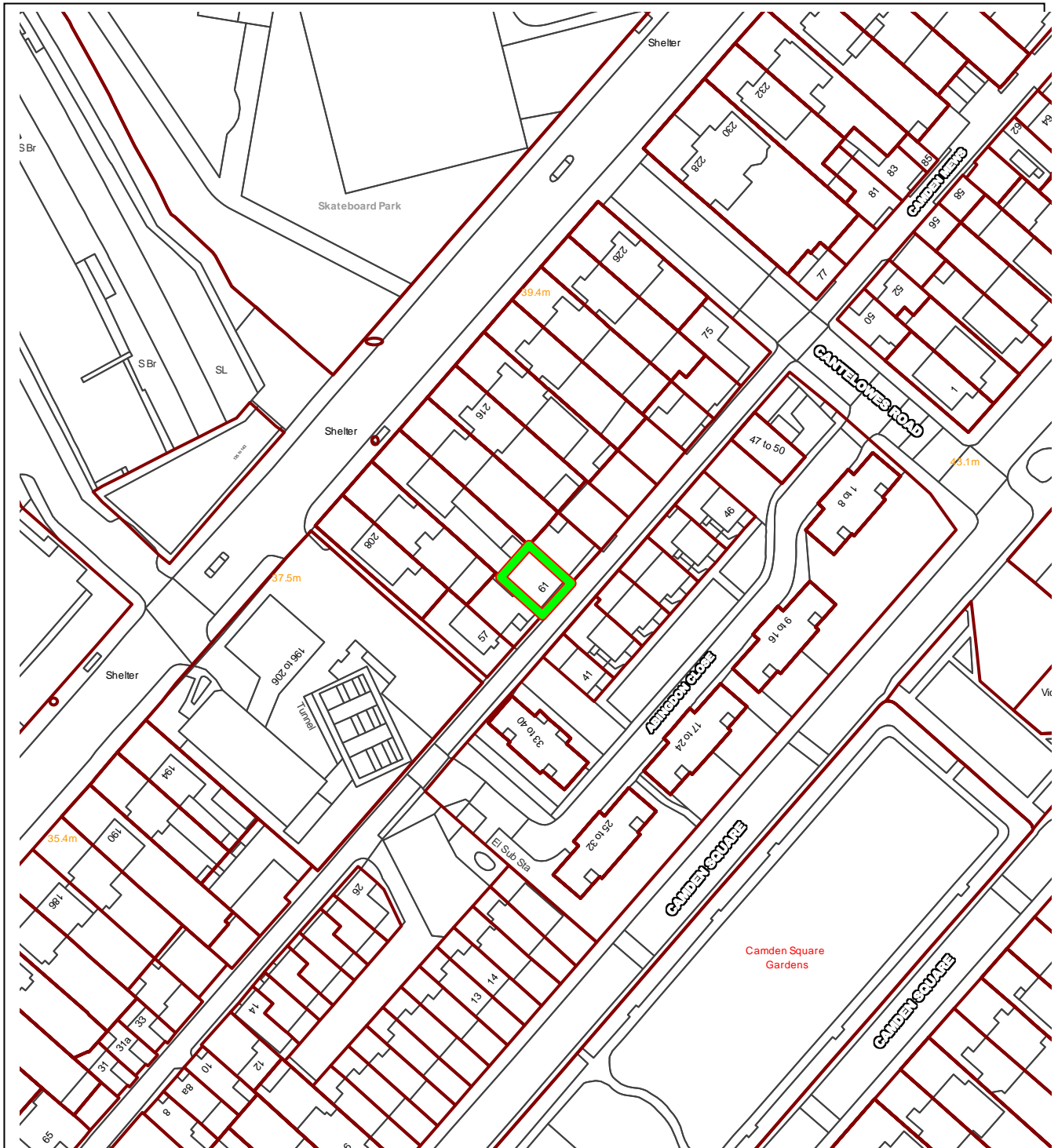


61 Camden Mews, 2016/6266/P



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61 Camden Mews – looking north east.



61 Camden Mews – looking south west



Application Site



| | | | | |
|---|--|-----------------------|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 30/12/2015 |
| (Members Briefing) | | N/A | Consultation Expiry Date: | 31/12/2015 |
| Officer | | | Application Number(s) | |
| Fergus Freaney | | | 2016/6266/P | |
| Application Address | | | Drawing Numbers | |
| 61 Camden Mews London NW1 9BY | | | Refer to Draft Decision Notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Demolition of existing premises (including garages (B2) and a flat above (C3) and construction of 2 x2 bed 2 storey mews houses (C3). | | | | |
| Recommendation(s): | Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement | | | |
| Application Type: | Full Planning Permission | | | |

Consultations

| Adjoining Occupiers: | No. notified | 10 | No. of responses | 04 | No. of objections | 04 |
|---|--|----|------------------|----|-------------------|----|
| <p>Summary of consultation responses:</p> | <p>Site notice: 09/12/2015 – 30/12/2015 Press notice: 09/12/2015 – 30/12/2015</p> <p>Representations were received from 212a Camden Road, 212d (building directly to the rear of application site), 210 Camden Road and 59 Camden Mews. Objections from the residents are summarised as follows:</p> <ol style="list-style-type: none"> 1. Loss of privacy caused by lowering boundary wall and introducing additional windows within the rear elevation. 2. Loss of privacy caused by side window in kitchen facing into 59 Camden Mews. 3. Additional overlooking caused by intensification of site (1 additional unit). 4. Loss of sunlight/daylight. 5. The development is not in keeping with the original scale and density of the mews. 6. There is no precedent for terraces of this nature within the area 7. The proposed bedrooms do not comply with residential space standards. <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. Please see Amenity section below para. 43-51 2. Please see para 48 below 3. Please see amenity section below para. 43-51 4. Please see para 50 below 5. Please see Design section below para. 24-35 6. Please see para 42 and <i>Planning History</i> below 7. Please see Quality of Accommodation below para. 36-42 | | | | | |
| <p>CAAC/Local groups* comments: *Please Specify</p> | <p>Camden Square CAAC – No comments received.</p> | | | | | |

Site Description

The site comprises a two storey building with a garage (B2 Use Class) at ground floor level and residential flat (C3) above, it is part of a small terrace of two identical properties.

The mews is a narrow, one-way cobbled street that runs parallel to Camden Road and is made up of two and three storey buildings mainly in residential use and mainly post war; however, these are interspersed with some older mews houses and some commercial sites. Older mews houses would have originally served the larger houses on Camden Road.

The site lies within the Camden Square Conservation Area and is identified as making a neutral contribution to the character and appearance of the conservation area.

RELEVANT HISTORY

2015/2251/P - Demolition of existing premises and construction of 2no 2 bed 3 storey mews houses.
Withdrawn 09/06/2016

2015/6170/P - Demolition of existing premises and construction of 2 x 2 bed 2 storey houses.
Withdrawn 28/02/2016

Relevant applications at surrounding sites.

63 Camden Mews - 2014/5026/P - Erection of a single storey rear extension at first floor level and timber fencing around adjoining roof terrace. *Granted 23/12/2014*

65 Camden Mews - 2010/1332/P - Erection of single storey rear extension at ground floor level with roof terrace at first floor level above to single to dwelling house. *Granted 18/05/2010*

Relevant policies

NPPF 2012

London Plan 2016

Policies 3.3, 3.4, 3.5, 5.3, 5.18, 6.9, 6.10, 6.13, 7.4,7,6, 8.2

LDF Core Strategy and Development Policies

Core strategy:

- CS1- Distribution and growth
- CS5- Managing the impact of growth and development
- CS6 – Providing quality homes
- CS10- Supporting community facilities
- CS11- Promoting sustainable and efficient travel
- CS13- Tackling climate change through higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS15- Protecting and improving our parks and open spaces & encouraging biodiversity
- CS19- Delivering and monitoring the Core Strategy

Development policies:

- DP2- Making full use of Camden's capacity for housing
- DP5- Homes of different sizes
- DP6- Lifetime homes and wheelchair homes
- DP17-Walking, cycling and public transport
- DP18- Parking standards and limiting the availability of car parking
- DP20- Movement of goods and materials

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
DP29- Improving access

Camden planning guidance:

CPG1 (Design)- Chapters: 1; 2; and 6
CPG2 (Housing) – Chapters: 4 and 5
CPG3 (Sustainability)
CPG6 (Amenity)- chapters 6 & 7
CPG7 (Transport) –Chapters 7 and 9
CPG8 (Planning obligations)- Chapters 3, 4, 7, 10 and 11

Camden Local Plan Submission Draft 2016

G1 – delivery
H1 – Maximizing housing supply
H6 – Housing choice and mix
H7 – Large and small homes
E2 – Employment premises and sites
A1 – Managing the impact of development
A4 – Noise and vibration
D1 – Design
D2 – Heritage
CC1 – Climate change mitigation
CC2 – Adapting to climate change
CC3 – Water and flooding
CC5 – Waste
T1 – Prioritising walking, cycling and public transport
T2 – Car-free development and limiting the availability of parking
T4 – Promoting the sustainable movement of goods and materials
DM1 – Delivery and monitoring

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Emerging Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Assessment

1. Proposal

2. The proposal seeks to demolish the existing 2 storey garage (B2 Use Class) and residential (Class C3) building and replace it with a 2 storey building comprising 2 x 2bed houses.
3. The site measures approximately 9.6m wide by 10m in depth. The proposed new dwellings would completely fill the plot and be 6.5m in height.
4. The properties would mirror each other with a bedroom and kitchen on the ground floors and living room and bedroom at the second floor levels.
5. The main planning consideration for an application of this type are:
 - Principle of loss of business use and changing to residential use
 - Principle of demolition
 - Design and conservation area impact
 - Quality of proposed accommodation
 - Amenity
 - Transport, highways and services
 - Sustainability

6. The principle of the loss of business and changing to residential use

7. The following considerations contained within policies CS6, CS13 of the Core Strategy, policies DP2, DP13, DP16, DP18, DP22, DP24, DP6 of the Development Policies Document are relevant to the application: the development should consider the principle of the loss of an employment unit and its replacement with a residential home, the impact of the development on the character, setting, context and the form and scale of neighbouring building, the transport impacts of the development.
8. Policy DP13 (Employment premises and sites) seeks to protect such businesses irrespective of their location, it is considered that the configuration of the current building and the lack of space makes it extremely difficult for the nature of the business to function, grow and develop, nor be used easily for a different operation.
9. The application proposes a loss of an existing business; proposals would have to accord with Development Policy 13, and Core Strategy 7. Camden Planning Guidance 5, Part 7 provides more detailed information in making an appropriate justification.
10. To comply with the above policy, it should be demonstrated to the Council's satisfaction that a site or building is no longer suitable for existing business use; and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.
11. DP13 states that when assessing proposals that involve the loss of a business use we will consider whether there is potential for that use to continue, taking into account whether the site:
 - Is located in or adjacent to the Industry Area, or other locations suitable for large scale general industry and warehousing
 - Is in a location suitable for a mix of uses including light industry and local distribution warehousing;
 - is easily accessible to the Transport for London Road Network and/or London Distributor Roads;
 - is, or will be, accessible by means other than the car and has the potential to be serviced by rail or water;
 - has adequate on-site vehicle space for servicing;
 - is well related to nearby land uses;
 - is in a reasonable condition to allow the use to continue;
 - is near to other industry and warehousing, noise/vibration generating uses, pollution and hazards;

- provides a range of unit sizes, particularly those suitable for small businesses (under 100sqm).
12. The applicant has submitted a letter from Friar Lettings advising that they first inspected the premises on 08/08/2013 and first put it on their books as suitable for garage/B1 use on 10/08/2013, with the premises continually on their books since then with little interest or sensible offers.
13. The premise has been advertised in their shop window on Cross Street Islington; with a 'To Let' board on the premises and on the Rightmove Website.
14. The letter goes on to state that prospective tenants have fed back the following concerns:
15. *Garage Use*
- Lack of off-street parking and no prospect of obtaining permits for on-street parking.
 - Inadequate size to justify its use as a commercial motor repair garage.
 - Dilapidated state of the building.
16. *Potential B1 Use*
- Location is poor (it is not near any established commercial premises)
 - Not near enough to London Underground Station.
 - Dilapidated state of the building.
 - Unsuitability of premises
 - Size and condition of building does not justify expenditure to convert it into suitable office premises.
 - High business rates.
 - Lack of Parking.
17. Camden Planning Guidance 5 (Town Centres, Retail and Employment); considers such small premises as a Category 3 building and states that such sites are heavily compromised and may not be suitable for continued industrial use or need significant investment.
18. The site has been vacant for at least 2 years, has been marketed for that period and prospective tenants have provided feedback that the location is poor (not near a London Underground Station), in poor condition, has a lack of parking and is too small to justify expenditure to bring it up to a suitable level. This accords with the Category 3 rating of the premises.
19. With the above taken into consideration, the applicant has sufficiently justified that the use commercial use of the property is no longer viable and that other business uses have been considered and have not proven possible. The change of use of the application site is acceptable in principle and therefore is considered to be in accordance with policies DP13 and CPG5 in that it has been sufficiently demonstrated that it would not be suitably retained for existing commercial space.
20. **Principle of demolition**
21. The Camden Square Conservation Area Appraisal notes that all properties are considered to make a positive contribution to the character and appearance of the Conservation Area unless listed as neutral or negative contributor. 61 Camden Mews is listed as a neutral contributor.
22. The application site is most likely a post-war redevelopment built in a simple, traditional style with garage below and residential above, constructed from brick. Although modest, it fits in with the general vernacular of the mews.
23. Nonetheless, its replacement could be considered acceptable in principle subject to a suitably designed replacement building proposed.
24. **Design**
25. Camden Square Conservation Area Appraisal provides the following information on the mews -

Camden Mews was originally intended to serve the rear of houses via a cobbled roadway, but the mews' in Camden New Town were not implemented as first intended, and were possibly curtailed after the success of the Camden Square development had been compromised by the impacts of the Midland Railway Line and the cattle market. Only a few mews buildings were built to serve the grander houses of the Square; other plots remained empty until recommended planning densities were raised after the Second World War.

26. Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960s. Parts of the mews remained unfinished, and years later, as traffic on main roads and land values increased, the relative seclusion and cheapness of the land made them popular places for architects to build their houses. This accounts for the inventiveness and variety that is characteristic of these mews.
27. The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.
28. It goes on to state that, in relation to employment - Businesses are peppered around the area: workshops, small manufacturing and repair businesses, offices, several architects' studios and a stringed instrument maker. The mews are being progressively taken over by housing but Camden Mews still has an industrial or business character. Some of the building styles and historic uses add to the character and appearance of the area.
29. Policy DP24 states that the Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed. It goes on to state that within areas of distinctive character, development should reinforce those elements which create the character
30. Policy DP25 states that The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not so as to preserve the character and appearance of the conservation area. DP25 also requires all development to both preserve and enhance the appearance of the conservation area.
31. The existing building is noted as a making a neutral contribution, it is a simple mews type building of a traditional design with garages at ground floor level which are characteristic of the mews type buildings with employment uses pepper potted throughout the mews.
32. The existing post-war garage/residential building would be demolished and replaced with a 2 storey residential building which covers the same footprint. The replacement building would of a similar height as existing and would be divided into two separate, terrace/mews type dwellings. It would be constructed from yellow stock brick and painted timber sliding sash windows and a traditional style steel beam often seen in mews buildings dividing the first and second floors as a support structure.
33. As noted in the conservation area appraisal, Camden Mews is characterised by developments which take an imaginative approach to development in the spirit of a mews' scale, form and variety of styles and materials.
34. The proposal is a simple, traditional design with references to the existing buildings and similar mews structures, the large ground floor windows reflect garage doors and the beam is a traditional feature. With the varied mix of architectural styles present within the mews it is considered that more traditional designs can also contribute by helping to retain a mews character.
35. The design is considered to be acceptable; however the final outcome will be reliant on very high

quality materials. As such a condition will be added required samples and full details of all facing materials and windows/doors.

36. **Quality of accommodation**

37. Each dwelling would be laid out across 2 storeys, and would measure approximately 86sqm each. The plans indicate that the kitchen, WC and bedroom would be located at ground floor; whilst the living room, bathroom and bedroom would be at first floor.
38. Although an unusual layout there would be nothing to prevent future occupiers from having a more traditional two-up two-down format; with kitchen and living/dining room at ground floor and both bedrooms upstairs. The room layout and size is otherwise acceptable, with the dwellings benefitting from dual aspect and the overall size complying with the nationally described space standards – with 2bed 4 person dwellings required to have a minimum of 79sqm.
39. The bedrooms would measure 12.3sqm (3.2sqm x 3.8sqm) and 11.1sqm (4.1sqm x 2.5sqm). The space standards require a double (or twin) room be at least 2.75m wide and every other double (or twin) be at least 2.55m wide. The second room would be 05cm less than this; however, given the scale of the drawing this margin is minor and the room sizes and layouts are considered acceptable.
40. The kitchens would be located at rear ground floor level; the western property (Unit 1) would be served by 3 windows that would be obscured and fixed shut (to match locations of existing) and a rooflight, the eastern property (Unit 2) would be served only by 2 x rooflights. Although this would not provide an ideal level of outlook or light for that room, it is considered that in this instance the site constraints limit the potential for additional windows within the kitchens. The small plot size does not allow for a generous yard or garden to be provided without severely compromising the size of the units. On balance it is considered that the bedrooms and living rooms are best benefiting from the better outlook and light levels given by their selected locations. Furthermore, as noted above, any future occupants could easily rearrange the layout to suit their personal preference.
41. CPG2: Housing states that all new dwellings should provide access to some form of private outdoor amenity space, eg balconies, roof terraces or communal gardens; and that private gardens should be allocated to family dwellings. It is considered that as this is a redevelopment of the site and that the plot is sufficient for 2 x 2bed dwellings there would be scope for external amenity space, this would be provided through rear 1st floor terraces.
42. The existing property has a similarly sized rear 1st floor terrace and other examples of rear terrace or roof terraces can be seen at 63 Camden Mews and 65 Camden Mews, both of which were approved recently (see planning history above).

43. **Amenity**

44. The proposed scheme would be built on the same footprint as the existing and would be the same height (approximately 6.5m). The rear building line at first floor level would be brought back in depth (i.e. it would be enlarged in size) by approximately 2m.
45. At present there is a terrace at rear first floor level; this would be retained in the current proposal.
46. To the rear of the development site backs onto 212 Camden Road. It is noted that the owners of this property have raised concern with both overlooking due to lowering the boundary, retention of terrace and introducing more rear windows and loss of sunlight/daylight.
47. At ground floor level the lowering of the existing 2.7m high boundary to approximately 2.2m is not considered to impact upon the privacy levels in its own right, whilst there is an existing terrace at present it is unclear whether this a lawful or how long it has been in place for. However, given that similar terraces at neighbouring properties have recently been approved the principle is considered acceptable, provided a 1.8m privacy screen, as per required at 63 Camden Mews is installed – details would be required by way of condition for this. It is considered that the introduction of a

privacy screen would improve the existing situation which is a larger terrace with no screening.

48. Tear windows are proposed at ground floor level which would face out into the garden of 212 Camden Road and the side of 59 Camden Mews. These would be in the same position as existing windows which serve the garage. It is considered that the change of use to residential and positioning within the kitchen would introduce an unacceptable level of overlooking into the garden of 212 Camden Road and would be detrimental to the amenity of occupants. Therefore, a condition is recommended requiring these windows to be obscurely glazed and non-opening in order to preserve residential amenity.
49. At first floor there are 2 proposed bedrooms with windows facing 212 Camden Road, these are not considered to be more harmful than the current situation which has windows, a door, and a terrace all facing 212 Camden Mews. Furthermore, the rear elevation at first floor level would be approximately 19m from the rear elevation of 212 Camden Mews. CPG6 advises that, to ensure good privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other – the proposal complies with this. Furthermore, the addition of a 1.8m privacy screen at the terrace will severely limit overlooking from the bedrooms
50. With regard to sunlight/daylight levels, as the rear elevation of 212 Camden Road is south east facing it would receive directly sunlight for at least half of the day. The proposed scheme would be no higher than the existing building and it is not considered that moving the first floor level closer to the boundary by 2m would have any impact on direct sunlight or daylight levels given the distance of 17.5m from the rear boundary of 61 Camden Mews to 212 Camden Road.
51. Overlooking would be limited from the kitchens at ground floor level and rear first floor (given that a privacy screen would be placed on the terrace), the windows at the front of the property would offer good outlook onto the mews. This approach is typical of mews buildings, which by their very nature are often unusually laid out or positioned in areas where outlook is compromised by surrounding buildings. On balance it is considered that the outlook and light levels offered in this instance would be acceptable and comparable to similar developments approved within the mews.
52. **Transport**
53. Development Policy DP18 (Paragraphs 18.12 and 18.13) requires developments to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards (Refer to Appendix 2 of Camden Development Policies document). The Council expects developments to provide cycle parking facilities in accordance with the minimum requirements of the London Plan. The proposal would need to provide 4 covered and secure cycle parking spaces to comply with the minimum requirements of Camden and London Plan cycle parking standards.
54. No cycle parking provision is proposed; however, given the constraints of the site it would not be possible to provide 4 x cycle stands which comply with CPG7 (Transport) without significantly affecting the amount of living space and the design of the building. Bicycles could be stored within the entrance halls and this is considered to be acceptable in this instance. It would be up to the individual occupiers of the new units whether they stored their cycle within their dwelling, on their rear roof terrace, on-street or in a separate facility. Officers note that the existing residential unit does not have any cycle parking facilities and is entirely upstairs which would make bringing cycles into the home difficult.
55. Given the confined nature of Camden Mews, the scale of the redevelopment proposed, and the level of extensive building work taking place in the mews it is considered necessary for a Construction Management Plan (CMP) to be provided to ensure that the impact on the highway and pedestrian network and the amenity of local residents is minimal. The CMP would be secured by way of a section 106 legal agreement.
56. The site has a Public Transport Accessibility Level (PTAL) of 4 (medium/good). Policy DP18 expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled

Parking Zones that area easily accessible by public transport (PTAL of 4 or above). Given that the existing uses are being demolished and 2 new residential units are being created, both dwellings would be required to be car-free. This will be secured by way of a legal agreement.

57. In order to ensure that any damage to the public footway/highway caused during construction is repaired a clause would be added to the legal agreement requiring as contribution be paid upfront – any moneys not used will subsequently be refunded to the applicant. An estimate has been requested from the Council's Highway Engineers.

58. **Sustainability**

59. The application submitted does not demonstrate compliance with policies CS14, DP22 and DP23 of the Local Development Framework. Whilst the Code for Sustainable Homes requirement has been withdrawn, the Council continues to require developments to demonstrate how sustainable design principles and climate change adaptation measures have been incorporated through the submission of a sustainability statement.

60. In order to ensure compliance a condition would be added requiring a sustainability statement to be submitted and agreed prior to the commencement of the development. This statement should demonstrate that the new development is capable of achieving a maximum internal water use of 105 litres per day (5 litres for external water use). It should also demonstrate 20% carbon emissions reductions below part L Building Regulations 2013 (which is Code Level 4 equivalent) for the new dwellings.

61. **Other**

62. CIL: As the proposal relates to the creation of new residential units it would be CIL liable. The proposal would be liable for the Mayor of London's CIL (172sqm x £50 = £8,600) and Camden CIL (172sqm x £500 (residential) = £86000). This would be collected by Camden if the scheme is granted and implemented. It could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

63. **Summary**

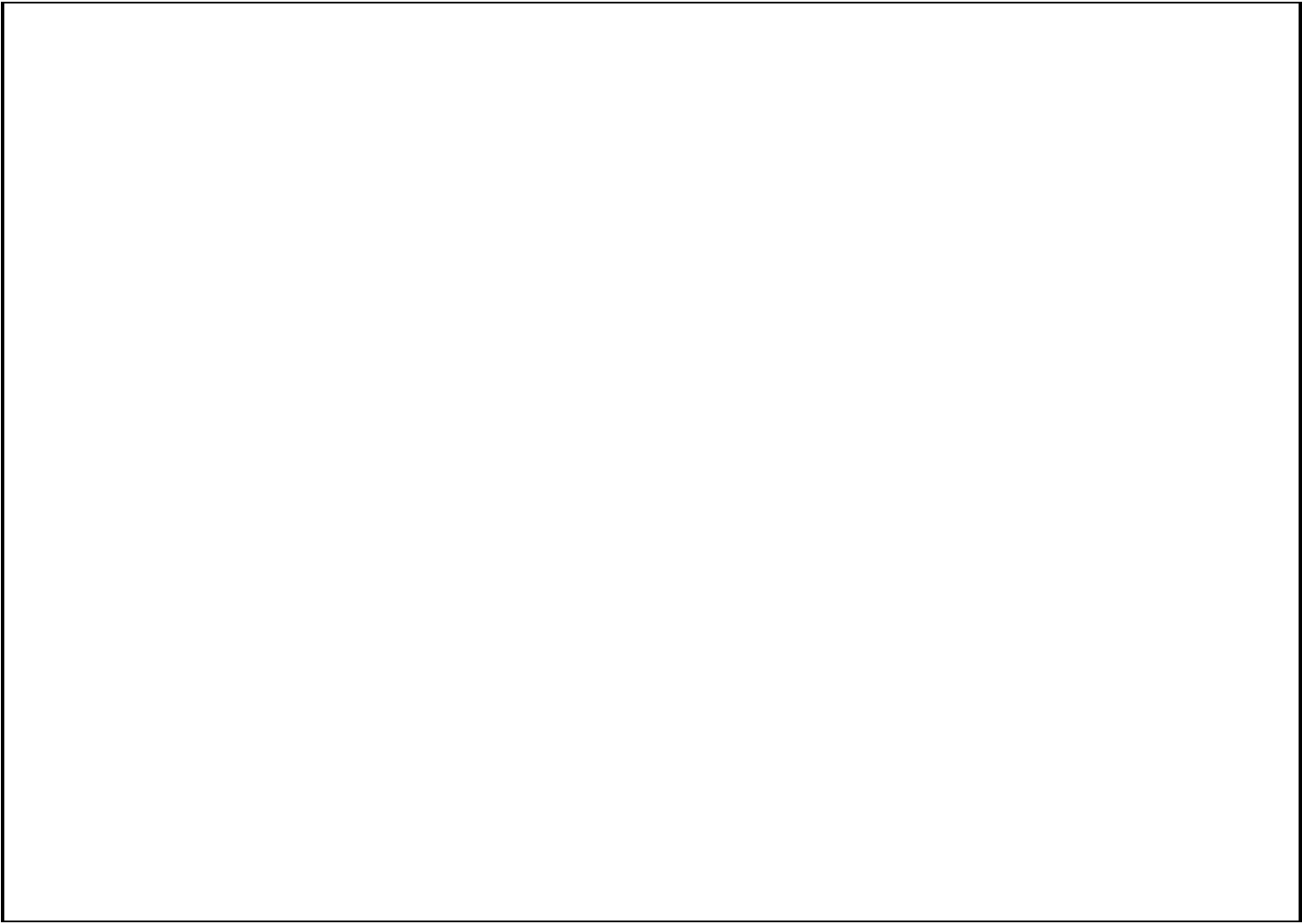
64. The proposed demolition of the building and construction of a replacement structure with 2 dwellings is considered acceptable. The proposal is a simple traditional design which will contribute to the Camden Square Conservation Area. Neighbouring amenity concerns can be easily overcome with conditions to limit overlooking.

65. The following section 106 legal agreement clauses are proposed:

- Car free
- Construction Management Plan (CMP)
- CMP Implementation and Monitoring contribution
- Highways and Streetwork repair contribution

66. **Recommendation:** Grant Conditional Planning Permission subject to Section 106 Legal Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 18th April 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2016/6266/P**

13 April 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**61 Camden Mews
London
NW1 9BY**

DECISION
Proposal: Demolition of existing premises (including garages (B2) and a flat above (C3) and construction of 2 x2 bed 2 storey mews houses (C3).

Drawing Nos: 881-02; 03; 04; 05; 06D; 07D; 08D

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 881-02; 03; 04; 05; 06D; 07D; 08D

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) Samples of all facing materials to include brickwork, mortar and tiles together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head ,cill and reveal), external doors and gates;

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 The proposed new units, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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

- 5 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to 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)

- 6 Notwithstanding the details shown on the drawings, a 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the rear of the first floor rear balcony/terrace prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 7 Prior to construction of the development hereby approved:

a) A sustainability statement demonstrating how sustainable design principles and climate change adaptation measures (including full manufacturer's specifications and detailed plans, sections and elevations of measures such as photovoltaic panels and green/biodiverse roof) have been incorporated into the design and construction of the development shall be submitted and approved by the Local Planning Authority.

b) Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 8 Notwithstanding the details approved, the proposed windows on the ground floor rear, facing 212 Camden Road and 59 Camden Mews shall be obscure glazed below a point 1.7m high above finished floor level and inward opening by a maximum of 100mm, prior to first occupation of the house; they shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 9 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late

payment. Payments will also be subject to indexation in line with the construction costs index.

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

- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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.
- 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.

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.

Yours faithfully

Supporting Communities Directorate