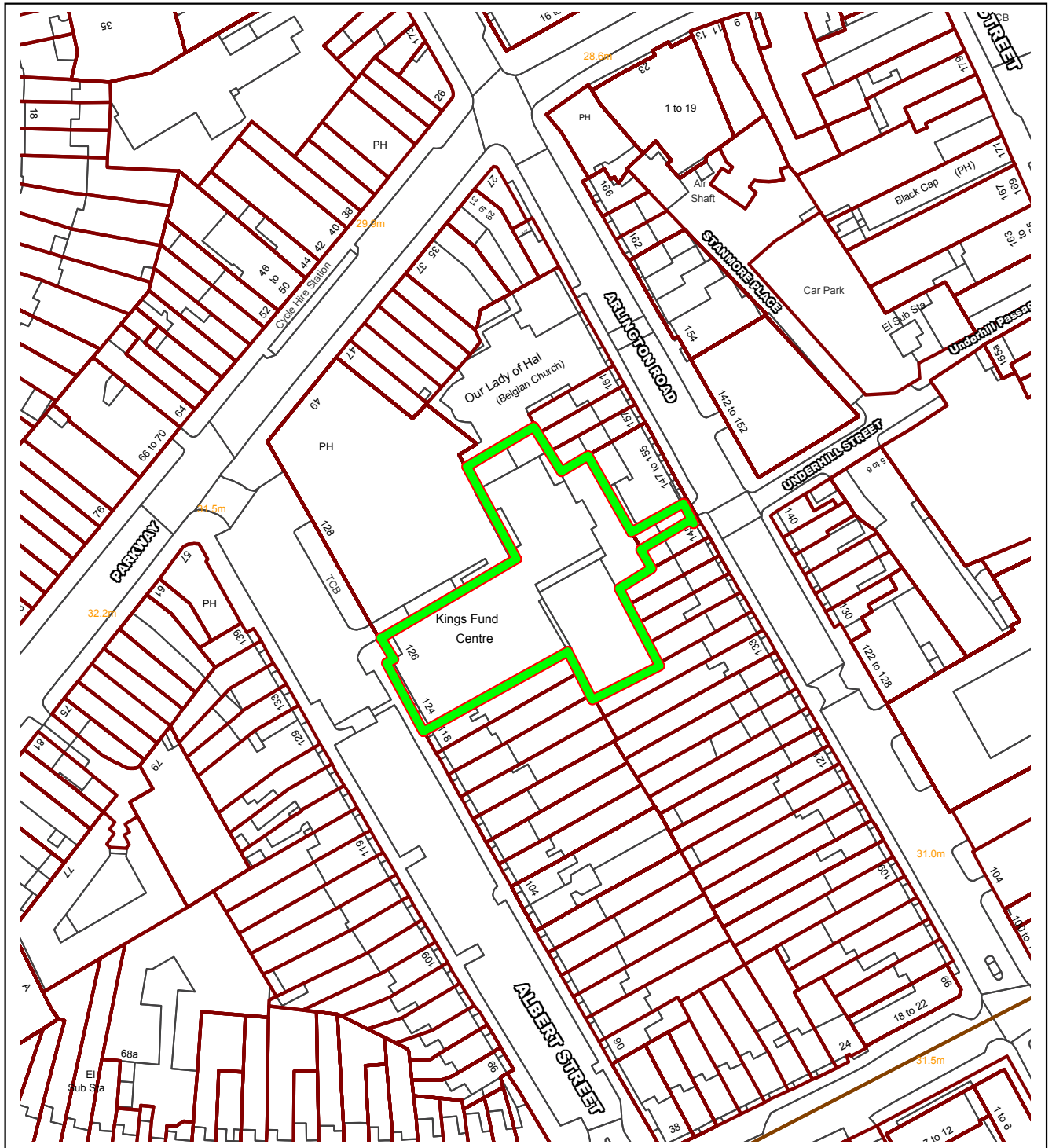


# Ort House, 126 Albert Street, NW1 7NE - 2017/5071/P



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Site photographs



Photo 1- Front/West Elevation (Albert Street)



Photo 2- Looking West from Second Floor Roof



Photo 3- Looking East from Third Floor





Photo 4- South Facing Elevation from Rear Garden of Subject Site



Photo 5- Rear/East Facing Elevation



Photo 6- East Facing Elevation





Photo 7- East Facing Elevation



Photo 8 – North Facing Elevation



Photo 9- East Facing Elevation





Photo 10- View Toward Site from 118 Albert Street



Photo 11-View of Rear Elevation of 118 Albert Street and Shared Boundary Wall



Photo 12- View from rear of 118 Albert Street

<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:	14/11/2017
		N/A		Consultation Expiry Date:	07/12/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Tessa Craig			2017/5071/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Ort House Conference Centre 126 Albert Street London NW1 7NE			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwell to side and rear and installation of new plant at lower ground floor level.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement			
<b>Application Type:</b>		Full Planning Permission			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	23	No. of objections	23
	No. electronic	23		
Summary of consultation responses:	A press notice was advertised on 16/11/2017 and site notices were displayed from 15/11/2017. Responses were received from:			
	<ul style="list-style-type: none"><li>• Flat 4, 155 Arlington Road;</li><li>• Flat 5, 155 Arlington Road;</li><li>• Flat 7, 155 Arlington Road;</li><li>• 155 Arlington Road;</li><li>• 157 Arlington Road;</li><li>• 159 Arlington Road;</li><li>• 161 Arlington Road;</li><li>• 92 Albert Street;</li><li>• 100 Albert Street;</li><li>• 107 Albert Street;</li><li>• 110 Albert Street;</li><li>• 111 Albert Street;</li><li>• 112 Albert Street</li><li>• 114 Albert Street;</li><li>• 116 Albert Street;</li><li>• Basement Flat, 118 Albert Street;</li><li>• 118 Albert Street;</li><li>• 127 Albert Street;</li><li>• 14 Atlantic House, 128 Albert Street;</li><li>• 135 Albert Street;</li><li>• 137 Albert Street;</li><li>• 133 Albert Street;</li><li>• 139 Albert Street.</li></ul>			
	The objections relate to:			
	<ul style="list-style-type: none"><li>• Plant noise;</li><li>• Overlooking/loss of privacy and use of terraces;</li><li>• Loss of sunlight/daylight;</li><li>• Errors in daylight/sunlight report;</li><li>• Bulk and mass;</li><li>• Nuisance during construction;</li><li>• Front elevation windows;</li><li>• Security cameras;</li><li>• Use class of site;</li><li>• Consultation process.</li></ul>			
	<u>Officer Comment</u>			

- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>— <i>The applicant has provided a noise and vibration survey. Assessment of the noise impact is explained in points 2.18 and 2.19 below;</i></li><li>— <i>The proposal does not include any roof terraces beyond the existing situation. Some additional windows are proposed, but any views to neighbours properties would be oblique. This is further discussed at points 2.13 and 2.14 below;</i></li><li>— <i>The applicant has submitted a daylight/sunlight report to demonstrate compliance with BRE guidance. It is accepted that the development would largely comply with the guidance and this is discussed at points 2.16 and 2.17 below;</i></li><li>— <i>Objections raise concern that the Daylight/Sunlight report does not reflect the use of spaces along Arlington Road and it is noted in the report that assumptions about use class and room layouts have been made, however none of the properties along Arlington Road would fail the BRE guidelines as a result of the proposed development;</i></li><li>— <i>The proposal would add some bulk at second floor and roof level. In the context of the existing building, it is not considered overly dominant. The proposed design and the size of the development is discussed at points 2.5-2.8 below;</i></li><li>— <i>A Construction Management Plan shall be required to manage construction impact, this is discussed at point 2.21 below;</i></li><li>— <i>The front elevation fenestration detailing is assessed in the design section at point 2.3 below;</i></li><li>— <i>Security cameras do not require planning permission and regardless, there are none proposed as part of the current application;</i></li><li>— <i>The use class of the building is considered B1(a) office use with ancillary residential accommodation in the front section of the building and conference rooms common in many large office units. A change of use is not proposed;</i></li><li>— <i>Consultation was undertaken in line with the Council's Statement of Community Involvement. A press notice was advertised and site notices were displayed.</i></li></ul> |
|--|--|

**CAAC/Local groups\*  
comments:**

\*Please Specify

Albert Street North Residents Association (object):

1. The changes at ground level to the front elevation are unacceptable. The existing building (inaccurately represented in the drawings) is designed sensitively to reflect the rhythm and proportions of the nineteenth century adjacent terraces. What is proposed destroys this, creating large areas of glass like a shopping street, completely out of place on a residential street. (We wonder why the existing elevation is drawn so inaccurately)

— *The fenestration details proposed in the front elevation are not considered harmful to the streetscene. The proposed fanlight shall match the doors of the terraced properties on Albert Street, the main entranceway shall not be dissimilar from the existing glazed doors and the new triple panel glazed windows shall match the hierarchy of windows seen on the terraced properties (larger windows in lower floors and smaller windows above).*

2. The insertion of windows on the south elevation, (not visible from the street) severely affects the privacy of the houses and gardens of a number of our members. Over the years there have been proposals to add similar windows, which I am glad to say, have all been turned down. Again the proposals are not in the least clear.

— *Application PEX0000488 (Insertion of seven new windows at first floor level south-east flank wall) was indeed refused, however the four proposed windows at first floor do not include glazing on the south facing side. There are also two windows proposed at first floor, however these are in the further setback part of the building, over 19m from the boundary of 118 Albert Street to the south.*

3. The disturbance caused by the proposed site of the new Plant Room; the nuisance of noise and the nuisance of vibrations to properties on either side adjoining the building.

— *The applicant has submitted a noise survey which has been assessed by the Council's Environmental Health team who have confirmed that the noise impact of the proposed plant is considered acceptable, subject to condition.*



## Site Description

The application site has access from both Albert Street and Arlington Road. The building is 'L' shaped with the Albert Street frontage being three storeys with a recessed fourth floor level. The rear section of the building is also three storeys with a large rooftop plant level. The building benefits from an existing basement level and a number of roof terraces. To the rear of the site is a large external spiral staircase.

Within the boundary of the site an area to the north is used for storage and is the site of the existing a/c units. There is space for car parking to the east and south within the site which is accessed from Arlington Road.

The building is in office use with residential units in the front part of the building at second and third floor. The surrounding area is largely characterised by terraced residential properties, with the terraces adjacent along Albert Street and Arlington Road being Grade II listed.

The site is located within the Camden Town Conservation Area. The building is not listed, but is identified as making a positive contribution to the character of the conservation area.

## Relevant History

13616- Redevelopment of the site of 120/126 Albert Street and 149 Arlington Road, N.W.1, to provide a conference centre for the King Edward Hospital Fund, and thirteen flats. Granted, 25/08/1972.

P9600878- The installation of security gates of the front elevation. Granted, 17/05/1996.

PE9700462- The installation of a satellite dish to the side wall of the housing to roof plant room. Granted, 08/08/1997.

AE9800061-The display of flag and retention of pole at first floor level front elevation. Granted, 16/03/1998.

PE9900418- Installation of radio equipment cabin at roof level and 3 antennae. Granted, 11/10/1999.

PEX0000488- Insertion of seven new windows at first floor level south-east flank wall. **Refused**, 01/08/2000.

2009/4488/P- Retention of 6 air condensers and the erection of an acoustic screen to enclose the units at ground floor level (north-west area of the site) of office building (Class B1a). Granted, 08/06/2010.

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2016

### Camden Local Plan 2017

G1 Delivery and location of growth

H1 Maximising housing supply

H3 Protecting existing homes

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design  
D2 Heritage  
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

### Camden Planning Guidance (CPG)

CPG1 Design (2015)  
CPG2 Housing (2015)  
CPG3 Sustainability (2015)  
CPG4 Basements and Lightwells (2015)  
CPG6 Amenity (2011)  
CPG7 Transport (2011)  
CPG8 Planning Obligations (2015)

## Camden Town Conservation Area Appraisal and Management Strategy 2007

### Assessment

#### 1. Proposal

- 1.1. Planning permission is sought for the erection of an enlarged replacement roof level extension (at third floor level) and an extension at second floor level to provide additional office space (Class B1a) at the site. At basement level a lightwell is to be created to provide light to the existing basement. New plant equipment would also be installed at basement level. The basement and ground floor would be reduced in area, whilst the top three floors would be increased. The total uplift in floorspace is approximately 41sqm. The four proposed bay windows at first floor account for the 3sqm uplift at this level.

#### Area schedule (GEA)

Rev A 181116

FLOOR	EXISTING TOTAL	PROPOSED TOTAL	DIFFERENCE
BASEMENT	1106	1021	-85
GROUND FLOOR	1069	1045	-24
FIRST FLOOR	1060	1063	3
SECOND FLOOR	468	524	56
THIRD FLOOR	249	340	91
<b>TOTAL</b>	<b>3952</b>	<b>3993</b>	<b>41</b>
	3952	3993	41

- 1.2. The enlarged 'L' shaped third floor level would have a total area of 340sqm, 32.7m long and 14.3m wide at the widest point, with a height of 3.4m. The third floor would provide office

floorspace and would replace the existing plant level, which has an area of 246sqm, 28m long, 13.2m wide with a height of 3.3m. The proposed third floor would extend to the edge of the south and eastern edges of the roof, whereas the existing plant level is setback 5.4m from the east edge and 1.7m from the south edge. The extension would be zinc clad with windows matching the lower levels. The north facing elevation would include four windows and fifteen in the south facing elevation. No windows are proposed in the east facing elevation at third floor level.

- 1.3. The enlarged 'L' shaped second floor extension would have a total area of 516sqm, the north part will have the same floorspace as the existing second floor, however the south side of the level shall be extended outwards by 3.5m, providing approximately 70sqm of additional floorspace. The second floor would be 34.5m deep, 26m deep and 3.4m high. The existing second floor has an area of 468sqm.
- 1.4. The existing basement level is to include new plant equipment in the south west corner and a lightwell of 122sqm which wraps around the southern corner of the building adjacent to 118 Albert Street. The lightwell would be 2.7m wide and 21m long along the south boundary and 13.5m along the east side. The space is currently used largely as ancillary storage space, however the proposed lightwell would allow for the basement level to include more useable office floorspace. A front lightwell shall also be created to allow light into the basement level at the front of the property (11m wide, 1.2m deep and excavated to 3.9m).
- 1.5. The proposal also includes new glazed windows to the ground floor front elevation and a new fanlight above the ground floor entrance to the residential units (at second and third floor) and a new glazed main entrance. In the north elevation a new window shall be added at first floor, in the east side of the building on the first floor level, four projecting windows are to be added with glazing on the north facing side only. Two new windows shall be installed in the rear part of the building facing east at first floor. One large window will be installed at second floor level in the new extension facing east. Glazing at ground and basement level is at the same height as the boundary wall.

### Revisions

- 1.6. The proposed drawings were revised to show the retention of the external staircase in the rear garden. A detailed drawing of the proposed four, first floor projecting windows was also submitted. A window was originally proposed at roof level facing east to serve the stairwell, this has since been omitted. At third floor the extension over the stairwell was originally proposed to be brick, it shall now be zinc clad and is to include a sloped roof.

## **2. Assessment**

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

- Design and impact on the Conservation Area;
- Basement Impact;
- Impact on Amenity;
- Transport;
- Trees and Landscaping;
- Other matters.

### Design and Impact on the Conservation Area

- 2.2. Policy D1 seeks the highest standard of design, requiring development which respects local



context and character, enhances the historic environment and integrates well with the surrounding streets. Policy D2 advises the Council will not permit the loss or substantial harm of heritage assets.

#### *Front Elevation*

- 2.3. The proposed ground floor front elevation changes would include a new fanlight above the residential access door on the right hand side, consistent with the listed buildings to the south of the building. Four inset windows would be replaced with two sets of triple paned glazed windows matching the height of the entrance doors. The main access doors are to be replaced with glazed doors of the same size as the existing entrance doors. The proposed changes are considered to introduce a more sympathetic window hierarchy with the ground floor windows being largest and a graduation upwards with the upper floor windows smaller, consistent with the fenestration hierarchy of the adjoining terraced properties in the street. The proposed materials would match the existing building, and will be conditioned as such.

#### *Basement*

- 2.4. The only external manifestations of the basement works are the open 'L' shaped lightwell void to the rear of the building and the proposed front lightwell. The rear lightwell would not be overly visible due to its location and is considered acceptable. The front lightwell would be surrounded by black metal railings similar to those currently in situ at the site and are considered appropriate in terms of their impact on the host building. Furthermore, the adjoining row of terraced properties all include open lightwells on the front elevation, and the introduction of the proposed lightwell to the front of the application site is considered to be consistent with the prevailing streetscape and character of the wider conservation area.

#### *Second Floor*

- 2.5. Paragraphs 4.10 - 4.15 of Camden Planning Guidance 1 (Design) states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form and scale. The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.
- 2.6. The existing second floor level would be extended out on the south side of the building by 3.8m. The extension at this level is not considered overly bulky in the context of the existing building and shall be built in materials to match the existing building. The second floor extension would have limited visibility from public views due to its discreet location, tucked into the southern elevation, and is not considered to harm the character of the surrounding conservation area.

#### *Third Floor*

- 2.7. At third floor level, additional bulk would be added through the replacement roof level for office accommodation. The roof level would be extended on the east facing side by 2m, south facing by 1.5m and west by 5.8m. The height of the top floor would be approximately 0.1m higher than the existing roof top plant level. The majority of the additional space would house the staircase in the east part of the extension. The proposed third floor level would have limited visibility from the street and would retain a 3.7m setback on the north elevation. The development would be clad in zinc, which is considered to be an appropriate material choice given the sites location, and would have four windows in the north elevation and fifteen along

the south elevation (no windows are proposed in the east facing elevation).

- 2.8. Whilst the third floor would be larger than the existing plant level at the site, it is considered acceptable in this instance given its limited visibility from the public realm. Furthermore, the use of sympathetic materials would help to ensure the additional bulk does not overwhelm the existing building. The proposal is therefore considered acceptable in terms of its design and conservation impact.

#### *Other Changes*

- 2.9. The new plant at basement level is to be contained internally. Additional windows are proposed at ground, first and second floor in the east elevation, first and second floor in the south elevation and at first floor level in the north elevation. The new openings would match those of the existing property and are considered to be sympathetic to the character of the host building. At first floor level four lead clad, projecting bay windows would be installed, which would include glazing on the east facing elevation in narrow strip windows.

#### Basement Impact

- 2.10. In accordance with Policy A5 and CPG4, the Basement Impact Assessment (BIA) submitted by the applicant has been subject to independent verification by Campbell Reith. Ground Engineering have prepared a Site Investigation Report and Conisbee have prepared a Structural Method Statement on behalf of the applicant and the engineers from both companies are considered to have suitable qualifications for the assessment. The BIA documents have been independently assessed by Campbell Reith in line with the requirements of CPG4.
- 2.11. The audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development. Campbell Reith have concluded that negligible damage will not be exceeded, surface water discharge will not be significantly altered, surrounding slopes to the development site are stable and that the area is not subject to flooding. Overall, it is considered the excavation works comply with Policy A5 and CPG4.

#### Amenity

- 2.12. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

#### *Privacy and overlooking*

- 2.13. The existing building includes a second floor roof terrace area, which shall be retained. The current proposal does not include any additional terraced areas and the second floor flat roof would not be accessed via the proposed roof level extension, there is no roof terrace proposed at third floor and this would be secured through a compliance condition. Therefore, the proposal is not considered to cause additional overlooking from terraces beyond the existing situation. It should be noted that to comply with building regulations, roof terraces require 1.1m high balustrades which would trigger the requirement to submit a planning application which

would be assessed and determined by the Council.

- 2.14. Additional windows are proposed to the north, south and east elevations. In the north facing elevation, windows will be added in the roof level extension and at first floor. To the south, fifteen high level windows would be added to the roof extension, one window at second floor (this level already has glazing) and four projecting windows with glazing facing east. The windows shown at ground and lower ground floor on the south elevation would be beneath the brick boundary wall and would not result in a loss of privacy. Additional windows are to be added in the ground, first and second floors of the building in the east facing elevation. There are already windows at these levels on the east facing side of the building. It is not considered direct overlooking would occur due to the setback of the roof level extension and that views from additional windows would be at oblique angles.

#### *Outlook*

- 2.15. The proposed roof level adds bulk to the north, east and south elevations and the second floor addition adds bulks to the south. The north and south elevations both include a setback from the edges of the property. The additional bulk at roof level on the east facing side has been revised to include a slope and to reduce the height of the stair core section by 0.1m. It is considered that whilst some bulk would be added, the outlook for residents along Arlington Road would remain acceptable and the development would not have an overbearing or dominating effect, in accordance with Policy A1 and CPG6.

#### *Daylight and sunlight*

- 2.16. Concerns have been raised from neighbouring residents with regard to the daylight/sunlight impacts of the proposal. The applicant has submitted a Daylight and Sunlight Report prepared by Waldrams, carried out in accordance with BRE guidelines, as required by Policy A1 and CPG6.
- 2.17. The BRE Guidelines states that each open amenity space should receive at least 2 hours of sunlight on March 21st to at least 50% of its area or that the centre point of each amenity space should receive at least 2 hours of sunlight on March 21st. The report advises 'In terms of the surrounding amenity areas i.e. the rear gardens of 137 to 145 (odd) Arlington Road, shown on drawing 1984-01-08, all meet the BRE Guidelines experiencing no change in the area receiving 2hrs of sunlight on March 21<sup>st</sup>'.
- 2.18. Out of the surveyed properties surrounding the site, there is just one window which potentially would not meet the BRE guidance. This window is located to the north of the site at 128 Albert Street and serves a first floor flat. It appears likely that the room of the flat which is affected is served by another large east facing window, which would be fully compliant with both vertical sky component and daylight distribution. However, the worst case scenario would be that the affected window is the only window to serve a habitable room and would experience a 22% reduction in vertical sky component (2% more than the BRE guidance). Given the window would only fail by 2%, in this urban context the impact is considered acceptable. Overall, the development is deemed to be acceptable in terms of both daylight and sunlight impact.

#### *Noise and vibration*

- 2.19. Policy A4 advises the Council will seek to ensure that noise and vibration is controlled and managed. Development which is likely to generate unacceptable noise and vibration impact will not be granted permission. Environmental Equipment Corporation Ltd have prepared a Background Noise Survey Report which has been reviewed by the Environmental Health Officer. The report covers a background noise survey in order to set limits for noise from new



mechanical services plant for daytime and night-time period. The plant noise limits have been set in accordance with the policies and requirements of the Camden Local Plan 2017. When the plant specification becomes available an assessment using the limits in this report (Table 7.1 and 7.2) will be required to demonstrate that the plant will comply with the Councils' requirements. Subject to condition, the impact of noise and vibration generated by the plant equipment is deemed to be acceptable.

- 2.20. The Control of Pollutions Act 1974 manages construction noise. Noise from construction is limited to 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturday. No noisy work should take place on Sundays or bank holidays. Noise from construction is temporary, however the use of a Construction Management Plan also includes scope for neighbours to have input into the construction impacts.

#### Transport

- 2.21. Policy T3 seeks to protect existing transport infrastructure. It is therefore necessary to secure a financial contribution for highway works (repaving the footway) directly adjacent to the site as a Section 106 planning obligation if planning permission is granted. This would allow for any damage caused during construction of the proposed development to be repaired and enable the proposal to comply with Development Policy T3. The Highways Contribution has been requested and will form part of the S106 Agreement if planning permission is granted.
- 2.22. Policy A1 advises Construction Management Plans (CMP) will be used to manage the impact of development during the construction phase. Given the site is surrounded by residential properties, a CMP is considered appropriate. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted. A monitoring contribution would also be required (£3,136). A CMP will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.

#### Trees and Landscaping

- 2.23. Policy A3 of the Local Plan advises the Council will resist the loss of trees and vegetation and protect trees during construction and demolition. The applicant has submitted an Arboricultural Assessment & Method Statement prepared by Barrell tree consultancy. The report has been reviewed by the Councils Tree Officer who is satisfied that, subject to details of tree protection measures being submitted prior to works commencing (secured via condition), the development is acceptable in terms of the impact on trees and landscaping.

### **3. Recommendation**

- 3.1 Grant conditional planning permission subject to a s106 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 Monday 19th February 2018, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2017/5071/P**

15 February 2018

Dear Sir/Madam

**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:

**Ort House Conference Centre  
126 Albert Street  
London  
NW1 7NE**

Proposal:

Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwell to side and rear and installation of new plant at lower ground floor level.

Drawing Nos: Waldrams Daylight and Sunlight Report 23rd August 2017, Environmental Equipment Corporation Ltd Background Noise Survey Report 23rd August 2017, Energy & Sustainability Statement XCO2 August 2017, Design & Access Statement Rev A September 2017, Ground Engineering Site Investigation Report June 2017, barrell Tree Consultancy Arboricultural Assessment & Method Statement 13 July 2017, 17148-BT1, Consibee Basement Impact Assessment: Structural Method Statement 02 Aug 2017, PA 01, PA 02, PA 03, PA 04, PA 05, PA 06 Revision A, PA 07 Revision A, PA 08, PA 09 Revision A, PA 10 Revision A, PA 11 Revision 11, PA 12 Revision A, PA 13 Revision A, PA 14 Revision A, PA 15, PA 16 Revision A, PA 17 Revision A, PA 18 and SK100.

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 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 if in CA] 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:

Waldrams Daylight and Sunlight Report 23rd August 2017, Environmental Equipment Corporation Ltd Background Noise Survey Report 23rd August 2017, Energy & Sustainability Statement XCO2 August 2017, Design & Access Statement Rev A September 2017, Ground Engineering Site Investigation Report June 2017, barrell Tree Consultancy Arboricultural Assessment & Method Statement 13 July 2017, 17148-BT1, Consibee Basement Impact Assessment: Structural Method Statement 02 Aug 2017, PA 01, PA 02, PA 03, PA 04, PA 05, PA 06 Revision A, PA 07 Revision A, PA 08, PA 09 Revision A, PA 10 Revision A, PA 11 Revision 11, PA 12 Revision A, PA 13 Revision A, PA 14 Revision A, PA 15, PA 16 Revision A, PA 17 Revision A, PA 18 and SK100.

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

- 4 The flat roof area on the north side of the building at third floor level, shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 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 design, demolition and 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.

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.

- 6 The cumulative sound level from the plant shall be 10dB(A) or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements and EEC's Background Survey Report reference: EC15319-003. A report demonstrating compliance with the above requirements shall be submitted to the council following installation and operation of the plant equipment.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, including sections at 1:10 of the new ground floor front windows shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

#### 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 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](mailto:CIL@Camden.gov.uk)

- 4 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



**DRAFT**

**DECISION**