

Mr Tasou Associates
Tasou Associates
4 Amwell Street
London
EC1R 1UQ

Application Ref: **2015/3163/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

19 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
18-20 St Pancras Way
London
NW1 0QG

Proposal:
Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way.

Drawing Nos: Location plan; Location plan; EX.01; EX.02; EX.03; EX.04; PA.01 Rev.A; PA.02; PA.03; PA.04; PA.05; PA.06; Landscape Plans (PA.07); Heritage, Design & Access Statement, D01, Ref.1517; Transport Statement, Paul Mew Associates, Project: P1419, October 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; EX.01; EX.02; EX.03; EX.04; PA.01 Rev.A; PA.02; PA.03; PA.04; PA.05; PA.06; Landscape Plans (PA.07); Heritage, Design & Access Statement, D01, Ref.1517; Transport Statement, Paul Mew Associates, Project: P1419, October 2015.]

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

- 4 The 'turning head' hereby approved at upper ground floor level and shown in red on drawing number 1517-PA.01 Revision A shall not be used for car parking purposes and shall be retained permanently as such to the satisfaction of the local planning authority.

Reason: In order to safeguard the pedestrian environment in accordance with policies CS5, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP18, DP19 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the occupation of the new residential dwellinghouse hereby approved the 'turning head' space hereby approved at upper ground floor level and shown in red on drawing number 1517-PA.01 A shall be clearly painted in white on the courtyard surface and shall be retained permanently as such to the satisfaction of the local planning authority.

Reason: In order to safeguard the pedestrian environment in accordance with policies CS5, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP18, DP19 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The first floor window of the mews house which is labelled as 'obscure glazing' on plan number PA.02 shall be obscured and fixed shut in perpetuity.

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

Informative(s):

1 Reasons for granting permission.

The application comprises two elements, a] the erection of a new 3x bedroom residential dwelling on part of the site comprise sections of the car parking space and rear yard area; and b] extension to Flat 1 at 1st floor level of Nos. 18-20 St. Pancras Way a 6-storey mixed use building of residential on the upper floors and business floorspace at lower and upper ground floor levels.

The proposed 3-storey house has an irregular footplate and would be located on the east side of the rear yard; setting back from the Canal and abutting the north boundary of no.16 St. Pancras Way, an imposing 6-storey building that aligns with the Canal boundary on the east side. The house comprises 142sqm and be subordinate to the adjacent buildings in both scale and proportions. It would be largely glazed, which would ensure that it has a lightweight appearance and not appear bulky particularly when compared against the more noticeable bulkier neighbouring buildings. The contemporary design responds to the character and appearance of the neighbouring buildings which are themselves imposing but of modernist form. The setting and design of the new house with mixed flat sedum roof and pitched glazed roof would ensure no harm to neighbouring occupiers' amenity at no.16 St. Pancras Way; by means of loss of light or privacy. It would however, impact on occupiers' amenity at 1st floor level; but it's proposed to extend this 1st floor flat to provide a terrace plus an additional bedroom.

A 1st floor extension, which incorporates a roof terrace is proposed to the host (18-20 St Pancras Way) building at the rear, which would also abut the new house. The extension would be largely glazed with matching materials to the new house. The new terrace would provide additional amenity space and mitigate against the impact on the occupiers outlook or sense of enclosure. The proposed house and extension would not give rise to any adverse impact on the Regent's Canal or the wider conservation area.

Transport: The applicant has submitted a traffic survey which demonstrates that the loss of 1x car parking space (3 spaces remaining) would not result in any significant impact on local on-street parking and is considered acceptable. Notwithstanding, a condition is added to safeguard the upper ground floor 'turning head' space (space between the upper ground floor & 1st floor) from being used as a parking space. In addition, the applicant has agreed to enter into a legal agreement for 'carfree' housing plus financial contribution to highways repair works post construction.

73 neighbours were consulted and no objections were received. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS4, CS5, CS6, CS11, CS13, CS14, CS15, CS16, CS18 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP16, DP17, DP18, DP19, DP21, DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 5.3, 5.11, 6.13, 7.4 and 7.6 of the London Plan March 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 4 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained. Please visit <http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>

The applicant is advised that surface water discharge to the waterway will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway or towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.

- 5 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.

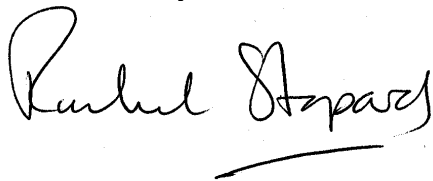
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment