

# Chandos Court, 61 Haverstock Hill, NW3 4SN

2018/0117/P



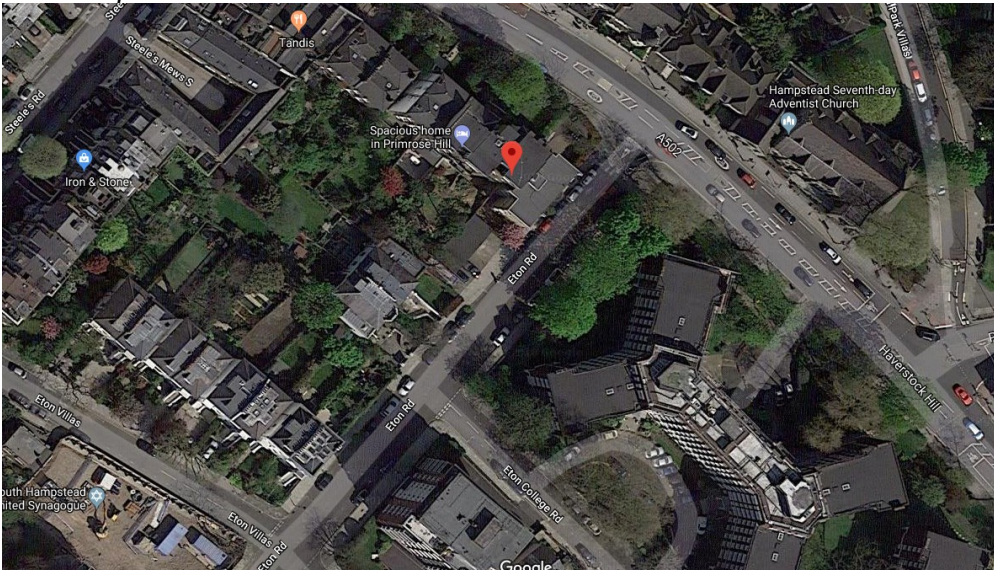
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# Chandos Court, 61 Haverstock Hill, NW3 4SN

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## Site Photographs:

### 1. Aerial photo



### 2. Aerial photo 2 (from the South)



### 3. Aerial photo 3 (from the South)





4. View from the junction with Haverstock Hill / Eton Road



5. Relationship with Haverstock Hill frontage



6. View from Eton Road



6. Existing bin store to be extended / front courtyard area



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>06/03/2018</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	15/03/2018
<b>Officer</b>			<b>Application Number(s)</b>		
John Diver			2018/0117/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Chandos Court 61 Haverstock Hill London NW3 4SN			See draft 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>					
Erection of part single, part two storey roof extension to provide an additional 2 self-contained residential units (Class C3) and erection of additional bin and cycle storage in front garden					
<b>Recommendation:</b>		Grant conditional 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				
Summary of consultation	Three site notices were displayed near to the site on the 21/02/2018 (consultation end date 14/03/2018).  The development was also advertised in the local press on the 22/02/2018 (consultation end date 15/03/2018).			
Adjoining Occupiers:	No. of responses	05	No. of objections No. of support	03 02
Summary of consultation responses:	<p>Letters of objection were submitted from, or on behalf of the owners/occupiers of Flats 2, 3, 5, Chandos Court. Their objection comment can be summarised as follows:</p> <p>(1) Overdevelopment of the site and too tall for its setting (2) Addition harmful to character of the local area (3) Views schedule does not show views taken at all times throughout the year (4) Extensions would be in stark contrast to host building and would harm its character (5) Additional two units would increase levels of comings and goings (6) Right of occupiers to the quiet enjoyment of their dwellings impeded (7) Layout would result in issues of noise disturbances to flats below (8) No estimate of timeframe for construction (9) Construction a hazard to safety of residents (10) Layout would result in issues of fire safety to flats below (11) No compensation offered to residents (12) Request for letters of support to be given limited weight in the assessment as owners do not occupy units</p> <p>Further to the above, letters of support were received from the owners of Flats 2 and 4. Their comments can be summarised as follows:</p> <p>(13) Works would improve relatively unattractive block and help it to blend with adjacent terrace houses and enhance appearance of local area (14) Some disruption from construction likely but overall the scheme would be beneficial to local area (15) Request for requirement for rooflight to flat 4 to be removed as part of works</p> <p><u>Officer's response:</u> (1-3) Please see section 6 of the main report (4) Please see section 2 of the main report (5-7) Please see para.7.4 of the main report (8-9) Please see para.8.3 of the main report (10) Were planning permission granted, the unit would need to be constructed in accordance with (and obtain consent against) Building Regulations Approved Documents B (Fire Safety). The works would not alter the existing escape provision and there does not appear to be any inherent issue with the layouts proposed. As such considerations are covered under separate legislation, the design of fire safety strategy is not a material planning consideration for the case. (11) The provision of compensation to leaseholders is not a material planning consideration. (12) Submitted letter of support from affected property freeholders/leaseholds remain a material consideration for the case.</p>			

	<p>(13-14) Noted</p> <p>(15) The existing rooflight to flat 4 would be removed as part of the works</p>
<p><b>Eton Conservation Area Advisory Committee (CAAC):</b></p>	<p>A letter of objection was received on behalf of the <u>Eton CAAC</u>. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>(1) Object to materiality of extensions (black zinc and white glazed bricks) as it would not relate to host building or adjacent row</li> <li>(2) Object to layout/positioning of fenestration to side elevation as it would not relate to the main elevation below and would appear off kilter</li> </ul> <p><u>Officer's response:</u></p> <p>(1-2) As these concerns were shared by officers, amendment requests were sought to secure these changes. Please see section 2 of the main report for further details.</p>
<p><b>Transport for London (London Underground):</b></p>	<p>As the application site is within a TfL Zone of Influence due to underground structures, a consultation request was issued as part of the assessment. A letter was received on behalf of TfL to state that they did not wish to comment on the proposed scheme.</p>



## Site Description

The site is a four storey building located on a prominent corner site fronting both Haverstock Hill and Eton Road. The building is subdivided into six flats and located within the Eton Conservation Area. The building is described in the Eton conservation area statement as an “unsympathetic modern style building...on the corner of Eton Road”, categorised as a negative building detracting from the streetscape and conservation area.

The site is adjacent to Nos. 65-71, described as two pairs of Italianate villas, categorised as a positive contributors to the area. All the elevations of the application site except for the North West facing elevation (attached to No 63 Haverstock) are visible from the public realm. The application property is not listed, or adjacent to any listed buildings or structures. There are no protected trees on or within the application site.

## Relevant History

The planning history for the application site can be summarised as follows:

**PEX0000308** – The erection of a roof extension to provide 1 additional unit. As shown on drawing nos... – Refused 07/06/2000. Appeal Allowed 12/03/2001.

**2016/5535/PRE** – Two storey roof extension to create 2 x 1 bedroom dwellings – Pre-application advice issued 28/11/2016.

**2017/1177/PRE** - Two storey roof extension to create 2 x 1 bedroom dwellings - Pre-application advice issued 09/05/2017.

## Relevant policies

### National Planning Policy Framework (2012)

### The London Plan (2016)

### Camden Local Plan (2017)

- H1 - Maximising housing supply
- H4 - Maximising the supply of affordable housing
- H6 - Housing choice and mix
- H7 - Large and small homes
- D1 - Design
- D2 - Heritage
- C5 - Safety and security
- C6 - Access for all
- A1 - Managing the impact of development
- A4 - Noise and vibration
- CC1 - Climate change mitigation
- CC2 - Adapting to climate change
- CC3 - Water and flooding
- CC4 - Air quality
- CC5 - Waste
- T1 - Prioritising walking, cycling and public transport
- T2 - Parking and car-free development

### Camden Planning Guidance:

- Amenity CPG (March 2018)
- CPG1 Design (July 2015; updated March 2018)
- CPG2 Housing (July 2015; updated March 2018)
- Interim Housing CPG (March 2018)
- CPG3 Sustainability (July 2015; updated March 2018)
- CPG7 Transport (September 2011):



- CPG8 Planning Obligations (July 2015; updated March 2018)

## Eton Conservation Area Statement (November 2002)

### Assessment

#### 1. The proposal

- 1.1. Planning permission is sought for the erection of part single, part two storey roof extension to provide an additional 2 self-contained 1 bedroom 2 person residential units (Class C3) and associated works including erection of additional bin and cycle storage in front garden.

#### 2. Revisions

- 2.1. Revisions to the proposed scheme were requested in order to address concerns raised by officers. The revisions can be summarised as follows:
- Change in external materials of the roof extensions proposed from white glazed brick and black zinc cladding to buff brick and white painted render;
  - Minor change to the positioning of South facing fenestration to better align with host building below.

#### 3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:

- Land use consideration (section 4);
- Standard of accommodation (section 5);
- Design and conservation (section 6);
- Impact on the amenity of adjoining occupiers (section 7);
- Transport (section 8);

#### 4. Land Use

- 4.1. The proposed development would not include any changes of use and would involve the creation of two new self-contained flats (Use Class C3).

##### Principle of increased residential floor space and housing mix

- 4.2. Policy H1 (Maximising Housing Supply) states that the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. Consequently, this policy confirms that self-contained housing will be regarded as the priority land-use of the Local Plan. The application site is situated within an areas characterised by residential development. In light of policy H1, officers would support the provision of further residential units in principle.

- 4.3. In line with policy H7 (Large and small homes) the Council would seek to ensure that the development delivered a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. Although a flexible approach will be taken, the development would be expected to contribute to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) (policy H7). For market housing, the DSPT categorises 2 and 3 bedroom units as 'high' priority and 1 or 4+ bedroom units as 'lower' priority. The development would involve the creation of two units of 'lower' priority size (1beds); however, the development is small in scale (resulting in only two new units) and the existing building is already host to six existing units of varying size. The provision of two one-bedroom units is still considered to support a mix of unit sizes within the host building and is consequently not objectionable in this instance.

##### Affordable Housing

- 4.4. Since the adoption of the Local Plan (July 2017), the Council's requirements in terms of contributions

toward affordable housing have been updated. Policy H4 (d) (Maximising the supply of affordable housing) of the Local Plan includes new stipulations regarding requirements for affordable housing contributions of schemes providing a capacity for less than 10 units (or 1000sqm). For schemes of fewer than 10 additional units, the Council will still expect a contribution calculated based on a sliding target as a percentage of floor area starting at 2% for one home (measured as 100sqm GIA C3 floorspace) and increasing by 2% for each 100sqm of additional Gross Internal Area (GIA) (C3) added to capacity. As outlined in CPG2 & CPG8, the expected provision will then be the calculated percentage of the overall uplift (GEA) of residential floorspace. As outlined in policy H4, the Council's preference is for onsite provision of affordable housing; however for schemes of fewer than 10 new units a flexible approach will be taken. Where a payment-in-lieu of affordable housing provision is sought rather than formal provision, the Council's adopted multiplier will then be used to calculate the financial contribution based upon the figure described in the previous paragraph.

- 4.5. Given that the development is of minor scale (two new units), a payment-in-lieu of affordable provision would be sought rather than on-site provision in this instance. A summary of the calculation for the expected contribution for the development in line with CPG2 & CPG8 is outlined in table one below.

<b>Affordable Housing Provision Expected</b>	
Uplift Residential (GIA)	+117sqm
Uplift Residential (GEA)	+147sqm
Sliding target (+2% per 100sqm GIA)	2%
Expected affordable housing provision (take as % of GEA)	<b>3sqm</b>
<b>Payment-in-lieu of on or offsite AF provision</b>	
Multiplier (per sqm GEA)	£2,650.00
Expected contribution sqm (GEA)	3
<b>Expected contribution</b>	<b>£7,791</b>

*Table one – Affordable housing contribution summary*

- 4.6. In order to remain in accordance with policy H4, the above contribution of £7791 will be sought as a payment as part of a section 106 legal agreement.

## 5. Standard of accommodation

- 5.1. The Council's Policy D1 requires new residential development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, outlook, natural light and amenity space. It is also expected that suitable facilities are provided for the storage of recycling, refuse and cycles, and private outdoor amenity space. Minimum space standards for new development, as set out within the DCLG nationally described space standards 2015 (GIA), alongside those proposed (outlined in submitted documents) are set out in the table below:

Unit	Label	Location	Unit Type	Proposed Size (sqm)	Min. req. (sqm)
1	Unit 7	Duplex (4 <sup>th</sup> / 5 <sup>th</sup> )	1 bed 2 person	58	58
2	Unit 8	Duplex (4 <sup>th</sup> / 5 <sup>th</sup> )	1 bed 2 person	59	58

*Table two - Comparison of proposed GIA against DCLG minimum requirements*

- 5.2. As outlined above, the two proposed units would meet the minimum national internal space standards for units of this size/type. Both units would be dual aspect, feature quality outlooks and would be well lit with natural light by virtue of the fenestration and orientation. The new units would not be overlooked and would offer a high level of privacy for future occupants. Each unit would feature an external amenity area in the form of a small roof terrace at 5<sup>th</sup> floor level. To ensure that there would be no mutual overlooking between the two terraces at 5<sup>th</sup> floor level, a condition is recommended for the submission of details of a privacy screen. It is noted that the proposed units have not been designed to meet wheelchair accessible

standards. Given that this would require the installation of a lift for which there is limited internal space and the main access into the building is via an external stair, it is accepted that it would not be practical or reasonable to require such provision in this instance. In order to provide space for refuse and recycling, the existing bin store to the front of the site would be slightly extended to meet the extra requirement. As such the proposed new units are considered to have been designed to afford future occupiers sufficient standard of amenities. In order to ensure that the new units are appropriately design to limit water usage to sustainable levels, a condition is recommended that water saving devices are installed prior to occupation and retained.

- 5.3. In order to extend the existing staircase up to the new floors, internal alterations to unit 6 would be required including extending the communal landing area at 2<sup>nd</sup> floor level as well as the relocation of the 3<sup>rd</sup> floor bathroom. While these changes would result in a loss of approximately 9sqm (GIA) from flat 6, the resulting unit would still meet the DLGG standard for internal area and would still feature the same levels of outlook and natural light as existing. The works would retain a good standard of accommodation to this unit.

## **6. Design and Conservation**

- 6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. The Eton Conservation Area Statement (2000) advises that any proposed roof extensions should respect the integrity of the original roof/building and ensure that those of materials are fully considered and will be the subject of strict control by the Council.

### Scale

- 6.2. The host building forms the end of a row of Victorian townhouses which front Haverstock Hill and demarcates the corner of Eton Road. Despite its corner plot and the sloping nature of Haverstock Hill, the host building was designed to a maximum height of 4 storeys meaning that it is approximately 2 storeys lower than the ridge of the adjoining dwelling.
- 6.3. The principle of a roof extension to the building was established to remain acceptable by the allowed appeal decision in 2001 (application ref PEX0000308). This appeal allowed a single storey extension to host a single unit, with an additional projection at 5<sup>th</sup> floor level to contain services and a water tank. Since this decision, the applicants have submitted several pre-application advice requests to discuss the possibility of an additional two-storey roof extension. During these discussions it was noted that a two storey extension would only be considered acceptable if the top floor massing was suitably recessed so that it was not prominent from street level. In light of this advice, the applicants have designed a scheme where the two proposed storeys are of differing appearance and mass. The first additional storey (4<sup>th</sup> floor) would therefore strongly reference the host building below whereas the massing to the top level is chamfered to both sides and well set in from all roof edges to ensure that this element is visually recessive.
- 6.4. Given the aforementioned change in levels and the corner siting of the property, officers consider that this approach would be successful and that the two-storey scheme hereby proposed would remain visually subordinate to the host building and would help it to better relate to the neighbouring row of townhouses. It is now accepted that the massing and setbacks to the top storey would mean that it would remain predominately obscured in public views and that, in the few private views afforded from upper floor windows to surrounding properties, this level would not read as an overbearing addition. It is noted that the submitted Visual Impact Assessment (VIA) shows views during summer months and during winter months the site becomes more prominent as foliage is shed from mature trees. This would not however change the views afforded towards the upper storey, which would be primarily obscured due to the massing and the setbacks proposed. Whilst the change in height would alter the building's appearance, proportions and overall design, it is considered that, in terms of scale, it could sit comfortably amongst the adjacent buildings surrounding the site and therefore would be acceptable.

## Detailed design

- 6.5. As outlined in section 2, officers had initially raised concerns with regard to the materiality of the proposed extensions and the way in which they related to the host building below. As a result minor revisions were requested and submitted which amended the external materials palette and adjusted the positioning of the south facing windows slightly to better align with the elevational composition below. Following the submission of these revisions it is the view of officers that the proposed extensions would be appropriately designed so as to reference the character of the host building and remain sympathetic to its character. The use of buff brick and white rendered horizontal banding to the lower, publicly visible storey added would feature clear visual references to the main building and enhance its character. The fenestrations to this floor would also present a clear rationality and reference to the vertical composition below, whilst offsetting the vertical 'lines through' the composition so as to visually distinguish the extension from the original building. The additional storey above would now include a more visually recessive palette so that within the private views afforded, it would sit more comfortably against the party wall of the adjacent dwelling and would not appear overly prominent. As the success of these materials, particularly the bricks, will depend upon the final choice of manufacturer/product, conditions are recommended for the submission of full details of the specific product choices to ensure that these are appropriate for their setting. As the 5<sup>th</sup> floor level would include the provision of small terrace areas, a condition is recommended to prevent the future enlargement of these terraces to avoid a cluttering of the roof form and possible overlooking of neighbours. The works would also include a slight enlargement to the existing bin store within the ground floor forecourt. As the enlarged bin store would be of brick and timber to match the existing, and would be sited behind the garden hedge, it would not result in any greater prominence than the existing store and would be acceptable.
- 6.6. Subject to the recommended conditions, it is considered that the proposed works would not cause a detrimental impact upon the character and appearance of the host property and streetscene and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **7. Residential Amenity**

- 7.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 7.2. By virtue of the siting of the property in relation to surrounding developments, the proposed extensions would not project within, or obscure the residential outlook to any adjoining neighbour. Similarly due to the siting of the development and the orientation of the site, the proposed extensions would not result in a loss of natural light to any neighbouring habitable room window.
- 7.3. Both of the proposed units would feature clear glazed fenestration to their front and two side elevations. Small roof terraces would also be provided at 5<sup>th</sup> floor level to each unit. The only properties opposite the site are 1 Eton Road, 68A Haverstock Hill and the Northern wing of Eton Rise. Of these properties, only 68a Haverstock features directly opposing windows. In each case, all properties opposing the site are located further than 20m from the proposed extensions and would not result in any direct overlooking. To the South, views towards Eton Rise would also be effectively screened by the existing mature trees and to the West views would be afforded to the side flank of no.1 only. Similarly views towards no.68a Haverstock Hill would be separated by the main road with a distance retained of over 30m. Due to the positioning of fenestration proposed, no views down towards the garden of no.63 Haverstock Hill would be afforded, protecting the privacy of this amenity space. Due to the set-in proposed from all roof edges, users of the proposed terraces would also not be afforded views down towards this nearby garden. In order to ensure that these terraces are not enlarged at a later date (allowing views down into the garden of the neighbouring site), a condition restricted the areas of the terrace will be applied as aforementioned.



Subject to this condition, it is considered that the works would not result in any harmful loss of privacy. Due to the siting of the extensions and relationship to neighbouring properties outlined above, the works would similarly not result in any issues of detrimental artificial light spill.

- 7.4. With regard to noise and vibration, officers note that the original building features an unusual internal layout, meaning that flats 4, 5 and 6 are each duplex units with adjoining bedrooms at 3<sup>rd</sup> floor level. As the stacking proposed for the 4<sup>th</sup> floor level could potential give rise to noise disruption between existing and proposed units (e.g. between the bedroom of flat 4 and the living room of proposed flat 7), a condition is suggested for details of noise insulation measures installed between these floors. Given that the new units would each feature only a single bedroom, subject to this condition it is not considered that the works would result in harm from noise or vibration to any adjoining neighbour.
- 7.5. Subject to the conditions outlined above, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident in accordance with planning policies A1 and A4.

## **8. Transport**

- 8.1. Adopted policy T2 states that a strategic aim of the Council is to limit the opportunities for parking within the borough in order to reduce car ownership / use to bring about reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling. Subsequently the Council will now “require all new developments in the borough to be car-free”. Due to the fact that development would involve the creation of two new residential units, the Council would require that car-free development was sought for all new flats. As such this development would be secured as car-free by requiring the completion of a S106 legal agreement for the new units to be car-free (and therefore not eligible for parking permits within the CPZ).
- 8.2. In line with the Council’s policy T1 as well as London Plan requirements, all new residential units should include adequate provision for cycle storage. In line with London Plan standards, the development would be expected to provide a minimum of 1 parking space per residential unit (2 in total). Submitted plans include the provision of a Sheffield stand to provide spaces for two cycles. Whilst this provision is acceptable in terms of location (set behind garden hedge and not visible from the street) the stands are not covered which would not accord with the Council’s guidance document CPG7 (Transport). Considering that there remains plenty of space in the forecourt for such a provision, a condition is therefore recommended for the submission of details of a covered store for these spaces. Subject to this condition the scheme would accord with policy T1.
- 8.3. The Council’s Transport Officers have assessed the potential impact upon the highways network and have confirmed that, due to the scale of development, ease of site access and the fact that permit bays on Eton Road could be temporarily suspended if required in order to accommodate a skip and/or loading, a Construction Management Plan (CMP) and CMP Implementation Support Contribution is not necessary in this particular instance. Similarly they have also confirmed that the development is unlikely to lead to damage to the adjacent footway and as such it would not be necessary to secure a highways contribution in this instance. The works are therefore considered to remain in line with policies T1, T2, T4 and A1.

## **9. Recommendation**

- 9.1. Grant conditional Planning Permission (subject to section 106 legal agreement)

## **10. Legal agreement heads of terms**

- 10.1. Planning permission is recommended subject to the securing of the following heads of terms via a section 106 legal agreement:
- Payment in lieu of affordable housing provision (£7,791)
  - Car-free housing for proposed units

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> June 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'.***

Cassion Castle Architects  
10 Old Dairy Court  
17 Crouch Hill  
London  
N4 4AP

Application Ref: **2018/0117/P**

07 June 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: **Chandos Court**  
**61 Haverstock Hill**  
**London**  
**NW3 4SN**

Proposal: Erection of part single, part two storey roof extension to provide an additional 2 self-contained residential units (Class C3) and erection of additional bin and cycle storage in front garden

Drawing Nos: (Prefix: 1315/): L01 Rev A, E01 Rev A, E02 Rev A, E03 Rev A, P01 Rev D, P02 Rev A, P03 Rev A, P04 Rev E, P05 Rev B, P06 Rev A.

Supporting: Design and Access Statement produced by Cassion Castle Architects; Shading study produced by Cassion Castle Architects; Visual Impact Assessment produced by Cassion Castle Architects

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.

Conditions and Reasons:

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1315/): L01 Rev A, E01 Rev A, E02 Rev A, E03 Rev A, P01 Rev D, P02 Rev A, P03 Rev A, P04 Rev E, P05 Rev B, P06 Rev A; Supporting: Design and Access Statement produced by Cassion Castle Architects; Shading study produced by Cassion Castle Architects; Visual Impact Assessment produced by Cassion Castle Architects

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

- 4 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) 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).

b) Plans, elevations and sections at scale 1:20 of the proposed 5th floor balustrading

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.



- 5 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council of the sound insulation of the floors separating the new residential units from noise sensitive rooms of the premises below. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises.

The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the existing and future occupiers of adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. 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 additional refuse store facility hereby approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

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

- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 9 The 5th floor flat roof area, outside the 2 areas labelled 'terrace' on drawing 1315/P02 Rev A hereby approved, shall not be used as an amenity roof terrace and shall be accessed for maintenance purposes only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to avoid harmful visual clutter at roof level, in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 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 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 £5850 (117sqm x £50) for the Mayor's CIL and £58,500 (117sqm 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.

- 4 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 6 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

**DRAFT**

**DECISION**