

Application ref: 2017/1357/P
Contact: Kate Henry
Tel: 020 7974 2521
Date: 22 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Jetview Properties Ltd
Argyle House
3rd Floor Northside
Northwood Hills
HA6 1NW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Ventra House
50 Palmerston Road
London
NW6 2JL

Proposal:

Single storey side/rear extension; erection of additional storey (2nd floor) and new mansard roof above in association with conversion of 4x self-contained flats (2x 3-bed, 1x 2-bed and 1x 1-bed) (Class C3) into 7x self-contained flats (3x 1-bed flats, 3x 2-bed flats and 1x 3-bed) (Class C3); replacement windows; alterations to entrance; associated works
Drawing Nos: PA-100; PA-103; PA-104; PA-105; PA-106 Rev C; PA-107; PA-108 Rev B; PA-109; PA-110 Rev B; Design & Access Statement Rev B (dated June 2017)

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

Condition(s) and Reason(s):

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

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PA-100; PA-103; PA-104; PA-105; PA-106 Rev C; PA-107; PA-108 Rev B; PA-109; PA-110 Rev B; Design & Access Statement Rev B (dated June 2017).

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration, in accordance with Policy A4 of the London Borough of Camden Local Plan 2017.

- 5 The cycle storage facilities hereby approved shall be provided in their entirety prior to the first occupation of any of the 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.

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

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

Informative(s):

- 1 Reasons for granting

Housing is regarded as the priority land use of the Local Plan and therefore the provision of 3x additional self-contained residential units is welcomed, in principle. Policy H4 of the Local Plan expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. In this case, the proposal provides 3x additional homes and 108sqm additional floorspace and therefore a legal agreement will secure a payment-in-lieu towards affordable housing in the borough. A target of 2% applies, which equates to a financial contribution of £6,027.37.

The proposal contributes to the priorities set out in the Dwelling Size Priorities Table (Policy H7), insofar as it would provide 1x 3-bed unit and 3x 2-bed units, which have high priority. The proposal would also provide a mix of small and large (3 or 3+ bed) dwellings. Policy H6 of the Local Plan notes that the Council will attach equal weight to the quality and quantity of new homes proposed in the borough and will not sacrifice housing quality in order to maximise overall housing supply. All of the proposed residential units would meet the Government's nationally described space standard, and it is considered that all the units would provide a good standard of living accommodation in terms of self-containment, layout, ceiling heights and room sizes, natural light and ventilation, outlook, storage space etc. A suitable condition is attached to ensure that noise levels do not exceed specified limits.

The proposal seeks to add an additional storey to the host building with a new mansard roof above. Although the existing building already has a mansard roof, the proposal to extend upwards is considered to be acceptable insofar as the proposal would not detract from an established pattern of development in the street scene and the proposal would not add considerable bulk to the host building, unbalance its architectural composition or create an overly large building that detracts from its surroundings. The parapet on the host building would still be lower than the parapet on the adjacent building which fronts onto Kilburn High Road (No. 308), and a gap would be retained between the two buildings. The proposed single storey side/rear extension would be subservient in scale and character to the host building and would not be visible in the public realm. Overall, the quality of the proposed design is considered to be suitably high and the proposal is considered to be acceptable in this respect.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of neighbouring and nearby properties by way of visual privacy and outlook; sunlight, daylight, overshadowing; noise etc. Although the host building is within 14 metres of the properties to the rear, there would be at least 18 metres between windows of habitable rooms, except for the windows in the new mansard roof (separation distance of approx. 14 metres). However, the level of overlooking from the windows in the new mansard roof is not considered to be significantly worse than the existing level of overlooking from windows in the existing mansard roof and, on balance, this is considered to be acceptable. The new windows on the side elevation would overlook the footpath down the centre of the housing blocks on Netherwood Street, which is acceptable. The legal agreement will secure a Construction Management Plan to mitigate against disruption during the construction phase.

- 2 Policy T1 requires developments to provide cycle parking. The plans have been revised during the course of the application to enlarge the cycle parking store and alter its internal layout, and to provide cycle parking for Flat 2 in the rear garden. The revised proposal is considered to be acceptable and a suitable condition will ensure that the cycle parking is provided in its entirety prior to occupation of the units, and that it is retained in perpetuity.

Policy T2 requires all new developments in the borough to be car-free. The legal agreement will secure the new dwellings as car-free. Policy T4 promotes the sustainable movement of goods and materials. As noted, the legal agreement will

secure a Construction Management Plan to minimise the movement of goods and materials by road.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies G1, H1, H4, H6, H7, A1, A4, D1, CC3, CC5, T1, T2, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 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

- 5 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).
- 6 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.

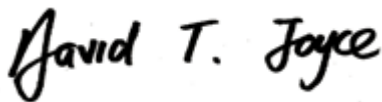
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning