



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Lorenzo Pandolfi
CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/4496/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

15 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
67 & 67A Camden High Street
London
NW1 7JL

Proposal:
Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 two-bedroom flats.
Drawing Nos: 4503/P/001; 4503/P/010; 4503/P/011; 4503/P/020; 4503/P/021; 4503/P/030; 4503/P/039; 4503/P/040; 4503/P/041; 4503/P/050; 4503/P/051; 4503/P/052; 4503/P/053; 4503/P/055; Planning, Heritage, Design and Access Statement dated 11/08/16.

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).



INVESTOR IN PEOPLE

- 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 policy 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: 4503/P/001; 4503/P/010; 4503/P/011; 4503/P/020; 4503/P/021; 4503/P/030; 4503/P/039; 4503/P/040; 4503/P/041; 4503/P/050; 4503/P/051; 4503/P/052; 4503/P/053; 4503/P/055; Planning, Heritage, Design and Access Statement dated 11/08/16.

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

Informative(s):

- 1 Reasons for granting permission.

The majority of the proposed works have already been assessed by virtue of planning application reference 2015/4534/P, granted on the 23/02/16 for the erection of a mansard roof extension to create 2 two-bedroom flats.

Housing is regarded as a priority land-use and the Council will make housing its highest priority when considering the future of unused and underused land and buildings. The proposal would provide a total of two new 2-bed residential units. As such the provision of new residential accommodation is compliant with policies CS6 and DP2.

Policy DP5 seeks to provide a range of unit sizes to meet demand across the borough. The new units are welcomed by the Council as 2-bedroom units are high priority. Furthermore, both flats would continue to meet the minimum space standards for a three person flat.

The proposed mansard roof is sensitively proportioned and in keeping with the guidance as set out within CPG1 (Design). The application site is of no particular architectural merit and is not considered to contribute positively to the Conservation Area. The neighbouring building features a mansard roof which, although original, is characteristic of the immediate area which comprises buildings of varying heights and roof forms. The erection of a roof extension is considered to be an improvement to the existing building given the setting and scale of the surrounding area.

Under the proposed scheme the planned front dormers and mansard roof extension would be set slightly further back from the eaves, although minor, this

change is welcomed as it would reduce the visibility of the proposed roof extension as seen from the street. The applicant also plans to increase the pitch of the proposed mansard; however this change is minor in nature and not readily discernible.

The principle changes relate to the front façade and include a reduction in the number of dormers from six to four. The proposed front dormers would broadly align with the existing and proposed fenestration pattern at first and second floor levels and is considered an improvement to the appearance of the host building and Conservation Area.

The proposed fenestration pattern at first and second floor levels would vary from the approved scheme, but would be broadly in line with the existing. Whilst the introduction of sash windows at first and second floor levels was previously welcomed, given the similarity between the existing and proposed plans this aspect of the application is considered acceptable.

The same applies to the ground floor retail units. Whilst under the approved scheme the alterations to the shopfront at ground floor level were considered a high quality addition, given that the proposed scheme is very similar to the existing, this aspect of the application is considered acceptable.

With regard to the rear façade, it is proposed to remove two of the approved rear windows. This would pose no concerns in terms of amenity and would prevent the rear roofscape from becoming cluttered. Instead two rear dormers would be introduced. The proposed dormers would not facilitate unacceptable levels of overlooking into the block of flats to the rear and would align with both the existing and proposed fenestration pattern.

It is proposed to introduce a new window on the northwest elevation at third floor/roof level. Again, this would not facilitate unacceptable levels of overlooking into the block of flats to the rear and is therefore considered acceptable.

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.

- 2 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 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 CS5, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP17, DP18, DP21, DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4 3.5, 3.8, 7.4, 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-68 of the National Planning Policy Framework.

- 3 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).
- 4 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.
- 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 be 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:

Executive Director Supporting Communities

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning

AUTHORITY FOR SEALING/SIGNATURE
SECTION 106 AGREEMENT

67 & 67A Camden High St 2016/4496/P

LONDON BOROUGH OF CAMDEN
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. RGK INVESTMENTS LIMITED
2. NICOLETTE EMMA MICHAELS and ANTONY STEVEN MICHAELS and LAWRENCE HENRY MICHAELS
3. LLOYDS TSB BANK PLC
4. MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

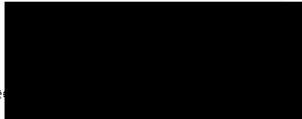
Committee Ref:

Delegated Authority/Development Control committee [insert date if decided at Committee]

CLIENT STATEMENT

I, Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed



Neil McDonald

Dated 12./05/2017

LEGAL STATEMENT

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed



Emily Shelton-Agar

Dated

12/5/17

SEAL REGISTER NUMBER

31042.
15.05.2017.
