



Application ref: 2018/2468/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 5 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Savills
33 Margaret Street
LONDON
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
162 Clerkenwell Road
London
EC1R 5DU

Proposal:

Conversion of four bed dwelling into three studio flats including erection of single storey rear extension at first floor level and enlargement of rear dormer extension at third floor level.

Drawing Nos: P001 (Site Location Plan). Existing: P002, P100, P101, P102, P103, P104, P120, P130, P131. Proposed: P201/A, P202/A, P203/A, P204/A, P220/B, P230/B, P231/B, Design and Access Statement (dated 25/05/2018), Planning Statement.

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 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: P001 (Site Location Plan). Existing: P002, P100, P101, P102, P103, P104, P120, P130, P131. Proposed: P201/A, P202/A, P203/A, P204/A, P220/B, P230/B, P231/B, Design and Access Statement (dated 25/05/2018), Planning Statement.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- a detailed scheme of maintenance
 - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(A) less than the existing background measurement (LA90), expressed in dB(A), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the residential occupiers of the hereby approved studio flats in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, the extract ventilating system shall be provided with sound attenuation and anti-vibration measures and shown on plans approved in writing by the Local Planning Authority. All such measures shall

thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the residential occupiers of the hereby approved studio flats in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The applicant seeks permission for the enlargement of the existing rear dormer, a rear extension at first floor level and conversion of the three-storey 4-bedroom maisonette into 3 x 1p studio flats.

The rear dormer would measure 2.1m (W) x 2.1m (H) x 2.2m (D). It would be appropriately set up from the roof eaves and down from the roof ridge of this double storey pitched roof. It would be clad in matching tiles with a timber-framed window with fanlight which would be broadly sympathetic to other fenestration detail on the host building and neighbouring properties at roof level. As such, the roof dormer would be acceptable in design terms.

The first floor extension would be 1.6m deep, 4.7m wide and single storey in height. While it would cover the full width of the rear elevation at first floor level, it would be set two stories below the eaves and in a narrow recess between buildings and as such not dominate the rear façade of the host building. The use of matching London stock brick would be sympathetic to the host building while the large aluminium framed window would maximise light into a habitable room, would be at low level on the building and would be visible only in limited private views. As such it would be acceptable in design terms and not be considered to harm the contribution of the host building to the character and appearance of the Conservation Area.

The conversion of the maisonette to three studio flats would be acceptable in principle considering the small scale of development. The resulting studio flats at first and second floor level would meet nationally described space standards for 1b1p dwellings. The second floor flat would be 2sq. m. smaller than space standards for a 1b1p dwelling, however would be acceptable in this instance considering an efficient layout which has minimal circulation space. All flats have a logical layout and effective separation of sleeping, eating living functions.

The impacts of the development on the Borough's transport network would be acceptable subject to a Section 106 Legal Agreement that the resulting three dwellings are car-free. Cycle parking is provided at ground floor level. While the proposed parking design would require cycles to be lifted into place, this is considered acceptable in this instance considering that the development is an existing building with constrained ground floor space.

No new outlooks would be created as a result of this development, and as such no harm will be occasioned to the privacy of neighbouring residential occupiers. The scale and siting of external changes will not result in any

additional overshadowing.

The rear extension would increase the proximity of the rear elevation to an extraction system for the restaurant below. A condition has been included requiring the applicant to demonstrate that this does not result in harmful levels of noise pollution to the first floor studio flat. It would also reduce daylight and outlook to the rear windows, however this is mitigated by larger windows and the introduction of a green roof (also to be secured by condition).

No objections were received following statutory consultation. The planning history of the site has been taken into account when making this decision.

Considerable importance and weight has been attached to the harm and 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 accordance with policies D1, D2, A1, T1, T2, H6 and H7 of the London Borough of Camden Local Plan 2017 and the Hatton Garden Conservation Area Appraisal and Management Strategy. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).
- 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 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.
- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 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.

- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

