



Application ref: 2018/2309/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 13 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Henry Planning Ltd
163 Church Hill Road
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BARNET
EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
90-93 Plender Street
London
NW1 0JL

Proposal:

Erection of mansard roof extension to provide 1 x 1-bedroom dwelling
Drawing Nos: Site Location Plan. Existing 0408/02 Rev. A, 0408/03 Rev. A. Proposed:
0408/06 Rev. A, 0408/07 Rev. A, Planning, Design and Access 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 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: Site Location Plan. Existing 0408/02 Rev. A, 0408/03 Rev. A. Proposed: 0408/06 Rev. A, 0408/07 Rev. A, Planning, Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The propose mansard roof would measure 5.1m/5.9m (W) x 12m (L) x 2.5m (H). It would be made of powder-coated aluminium in dark grey, which would be sympathetic to the appearance of nearby slate roofs. The alignment of the street-facing fenestration with the lower stories and matching materials would provide architectural coherence with the host building. The mansard roof would be set back 0.5m from the roof edge behind parapet wall, with a roof pitch of 70 degrees on the north, east and western elevation which would reduce its visual prominence. A steeper pitch to the southern elevation (80 degrees) is considered acceptable considering its low visibility from the public realm and necessity to enable access to the new dwelling using the existing staircase core.

The use of the new space as a self-contained dwelling would be acceptable as a priority land use and compatible use with the housing and commercial uses below. The new dwelling would meet nationally described space standards, have a functional dual aspect and sufficient daylight and sunlight. Outdoor amenity space would be limited in scale, but would maintain a strong relationship with the main living-dining area by nature of large windows. The potential transport impacts of the development would be mitigated by a section 106 Legal Agreement which would required to secure the new dwelling as car free.

The development would result in three new windows to the northern elevation and one to the southern elevation. The former would have outlook over Plender Street, and not therefore result in harmful levels of overlooking. An outlook to the south would have close-range (approximately 8m) outlook to two windows on the roof level of 44 Camden High Street, both of which are obscure glazed. Outlooks to lower levels would be obscured by nature of the parapet wall and set-back of the mansard from the roof edge. As such, the development would not have any harmful impact on the privacy afforded to neighbouring residential occupiers. No other aspect of the scheme is considered to result in harmful impacts in terms of daylight/sunlight, noise or artificial light pollution.

No objections have been received in response to the consultation. The planning history of the site has been taken into account in 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 scheme is considered to be in accordance with policies D1, D2, H1, H6, A1 and T1 of the London Borough of Camden Local Plan 2017 and the Camden Town Conservation Area Appraisal and Management Strategy 2007. It is also in general accordance with the London Plan 2016 and 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.
- 7 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.

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